

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 May 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
D Wixley (as substitute for T Downing)

Officers: Vivienne Messenger (Planning Committee Clerk)
Enid K Walsh (Town Clerk)

3 members of the public

PL1 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Wixley had been nominated as his substitute for this meeting.

PL2 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in EPF/0889/16 as a relative lived nearby.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/0889/16 as she was acquainted with a neighbour.

The Committee declared a non-pecuniary interest in EPF/0945/16 as the architect was known to the Council.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford, Murphy and Wixley declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

- 4.4.2, Notice of Appeal – EPF/2418/15
- 4.4.3, Notice of Appeal – EPF2990/15
- 4.5, Notice of Enforcement Appeal – ENF/0263/15
- 5.1, Planning applications – EPF/0689/16, EPF/0953/16 and EPF/1056/16
- 7.1, Licensing Applications – Cafelicious, 57 The Broadway, Loughton IG10 3SP

PL3 Confirmation of Minutes

The Minutes of the meeting held on 18 April 2016 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward the following two items as members of the public were interested in these applications.

PL4 Matters for Report

- 4.1 Notice of Appeal – EPF/2418/15 – 21 Priory Road, Loughton IG10 1AF – Demolition of existing bungalow and erection of 2 no. 3 bed dwellings (Appeal ref no: APP/J1535/W/16/3146296) – Min no PL790.1**

The Committee NOTED the contents of a letter of objection.

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

The Committee restated the previous comments made on this application, which were:

The Committee OBJECTED to this application which was considered an overdevelopment and over bulky on the streetscene. Members would have no objection to a single two storey house.

Members commented further that they did not consider the plot was wide enough to sustain two dwellings.

PL5 Planning Applications

Application No: EPF/0927/16

Officer: Ian Ansell

Applicant Name: Mr Nick Mallender

Planning File No: 009564 024706

Location: 46 High Beech Road, Loughton IG10 4BL

Proposal: Two storey rear and single storey side extension.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

PL6 Matters for Report

The Committee CONFIRMED the following comments prepared and submitted under delegated powers by the Planning Committee Clerk in discussion with the 2015/16 Committee members. This action had been necessary in order to meet the statutory deadlines.

6.1 Amended plans dealt with under delegated powers

6.1.1 EPF/2592/15 – Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Road, Loughton IG10 2HY – Demolition of garages and erection of a pair of semi-detached 2 storey affordable homes, and a third affordable home in the front of bungalow, together with 7 parking spaces – Min no PL809.1

The revised plans showed a lowering of the eaves height of the two proposed houses but the Committee reiterated its previous comments, which were:

The Committee OBJECTED to this application, which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds.

1. The detrimental impact of the new houses on the neighbouring properties in Etheridge Road owing to the slope of the land, as this plot was in an elevated position.
2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.
3. The long, narrow, single track access road to the plot was considered inadequate for vehicles.
4. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 3 above.

6.1.2 EPF/3176/15 – 56 Lushes Road, Loughton IG10 3QB – Single storey front, side and rear extensions – Min no PL906.1
The Committee had NO OBJECTION to this application.

6.1.3 EPF/0321/16 – 36 Upper Park, Loughton IG10 4EQ – Construction of a two storey front extension and a loft conversion with two rear dormers. Erection of new gates with brick piers on front boundary, together with fences around front perimeter of the property (revision to EPF/2563/13) – Min no PL900.1
Members noted the amended plans but as the reduction in height of the gates and piers was unclear, reiterated their previous comments, which were:

The Committee OBJECTED to the proposed gates and front boundary treatment, which would impact on the open aspect of the road and were considered detrimental to the streetscene.

6.2 Tree application re-consultation dealt with under delegated powers – EPF/0509/16 – 14 Park Hill, Loughton IG10 4ES – TPO/EPF/14/85: T18 Cedar – fell and replace with redwood – Min no PL896.1
Following a site survey by the District Tree Officer who had recommended the tree be felled, the Committee AGREED to withdraw its objection and supported the owner's invitation for the tree officer to suggest a suitable replacement tree that would better serve the amenity of Park Hill.

6.3 Planning applications dealt with under delegated powers

6.3.1 Planning applications

Application No: EPF/0412/16

Officer: Jonathan Doe

Applicant Name: Mr Richard Ruck

Planning File No: 022787

Location: Unit 2 The Britannia Centre, Lenthall Road, Loughton IG10 3SQ

Proposal: Change roller shutter door to glazed doors with fascia above in connection with provision of trade counter within unit 2, Britannia Centre.

The Committee had NO OBJECTION to this application.

Application No: EPF/0469/16
Officer: Marie-Claire Tovey
Applicant Name: Mr John Collins
Planning File No: 018759
Location: 16 Station Road, Loughton IG10 4NX
Proposal: Rebuild garage with first floor above, two storey side extension and single storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern for a potential loss of amenity to no 18 Station Road and for the loss of the chimney and vertical timber stripe detail on the false gable at the front of the existing garage.

Application No: EPF/0620/16
Officer: Moses Ekole
Applicant Name: Mr Neil Robbie
Planning File No: 024603
Location: 25 High Beech Road, Loughton IG10 4BN
Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION.

Application No: EPF/0742/16
Officer: Moses Ekole
Applicant Name: Mr Stuart Brazill
Planning File No: 006647
Location: Land adjacent to 16 Grasmere Close, Grasmere Close, Loughton IG10 1SL
Proposal: New detached dwelling with associated landscaping (amendments to previously approved application reference: EPF/1396/13).

The Committee had NO OBJECTION to this application.

Application No: EPF/0744/16
Officer: David Baker
Applicant Name: Ms Amanda Dainty
Planning File No: 026640
Location: 8 Beech Terrace, Loughton IG10 4BT
Proposal: First floor rear extension (Revised application to EPF/3072/15 incorporating a reduced depth of projection of 1.8m).

The Committee had NO OBJECTION to this application.

Application No: EPF/0799/16
Officer: Marie-Claire Tovey
Applicant Name: Mr Franco Camastra
Planning File No: 00703/024624
Location: Garage block 9-10 Barncroft Road, Loughton IG10 3EY
Proposal: Demolition of existing garage and construction of single storey dwelling.

The Committee had NO OBJECTION to this application but noted that land contamination conditions should be applied.

Application No: EPF/0814/16
Officer: Jonathan Doe
Applicant Name: Mr Jamil Raja
Planning File No: 004943
Location: 66 Alderton Hill, Loughton IG10 3JB
Proposal: Additional dropped kerb and replacement front boundary wall.

The Committee had NO OBJECTION but was concerned for the impact of the potential loss of greenery on the streetscene and asked for a replacement planting scheme behind the proposed boundary wall to reduce urbanisation.

Application No: EPF/0832/16
Officer: Moses Ekole
Applicant Name: Mr Mistry
Planning File No: 024627
Location: 165 Grosvenor Drive, Loughton IG10 2LB
Proposal: Single storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0842/16
Officer: Ian Ansell
Applicant Name: Mr N Shetty
Planning File No: 018484
Location: 30 Brooklyn Avenue, Loughton IG10 1BL
Proposal: Ground and first floor rear extensions and raised patio at rear with extended staircase.

The Committee had NO OBJECTION to this application but some concerns on how the proposal would impact on the neighbouring properties.

6.4 Notice of Appeals:

6.4.1 EPF/2255/15 – 6A Valley Hill, Loughton IG10 3AA – Change of use to the premises. 6A Valley Hill from use as shop premises (Use Class A1) to use as a hot food takeaway (Use Class A5) (Appeal ref no: APP/J1535/D/16/3146904) – Min no PL780.1

Members reiterated the comments previously made, which were:

The Committee expressed concern for highway safety as the proposed takeaway that was likely to attract parking was located very close to a bus stop and crossroads.

Furthermore, the Committee stated that it supported Epping Forest District Council's reasons for refusal given in the Decision Notice.

6.4.2 EPF/2990/15 – 56 Oakwood Hill, Loughton IG10 3EW – Retention of existing annex as separate dwelling (Appeal ref no: APP/J1535/W/16/3144859) – Min no PL839.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated the previous comments made, which were:

The Committee upheld condition 3 of planning application EPF/0860/03 for a two storey side extension (revised application) and requested the enforcement of this existing condition.

- 6.5 Notice of Enforcement Appeal – ENF/0263/15 – Annex at 56 Oakwood Hill, Loughton IG10 3EW – Without planning permission, the use of a self-contained extension as a separate residence in breach of a condition attached to planning permission EPF/0860/03 (Appeal ref no: APP/J1535/C/16/3148948) – Min no PL899.1**

The Committee NOTED the contents of a letter of objection.

The Committee NOTED the information received from Epping Forest District Council.

PL7 Planning Applications

- 7.1** The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0683/16

Officer: David Baker

Applicant Name: Mr S Dyulgerov

Planning File No: 024659

Location: 65A Colebrook Lane, Loughton IG10 2HN

Proposal: Ground floor rear extension.

The Committee was concerned by the depth of the extension and resultant loss of amenity space. In addition, the proposal was likely to have a visual impact on the neighbours particularly those at no 65 Colebrook Lane.

Application No: EPF/0689/16

Officer: Jonathan Doe

Applicant Name: Wm Morrison Supermarkets PLC

Planning File No: 001253

Location: Morrisons, 246-250 High Road, Loughton IG10 1RB

Proposal: Variation of condition 7 on planning application EPF/0956/96:- Proposed delivery times between 06.00 to 22.00 hours 7 days a week and no more than three trade delivery vehicles to enter or leave in any two hour period.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, as it could see no reason for Epping Forest District Council to alter its reasons for refusal made on the 2007 and 2013 planning applications, and stated that the existing times should be retained.

Application No: EPF/0701/16

Officer: Jonathan Doe

Applicant Name: Mr Daniel Clayphan

Planning File No: 001190

Location: 18 Upper Park, Loughton IG10 4EW

Proposal: Two-storey side extension.

The Committee had NO OBJECTION to this application but asked if the first floor side window could contain obscure glass. Members also expressed concern for the roots of the Plane tree, assigned a TPO, and asked that the District Arboricultural Officer should ensure there was adequate root protection provided through the construction period.

The Committee AGREED to bring forward EPF/1009/16 as this application was for the same site.

Application No: EPF/1009/16

Officer: Robin Hellier

Applicant Name: Mr D Clayphan

Planning File No: 001190

Location: 18 Upper Park, Loughton IG10 4EW

Proposal: TPO/EPF/26/11: T6 Plane (T1 on plan): Removal of one north facing branch to lift crown 2m above new extension.

TPO/CHI/03/70 Area Order: Holly x2 (G1 on plan) remove due to decay.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0731/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs A Shaida

Planning File No: 015474

Location: 64 Wellfields, Loughton IG10 1NY

Proposal: Two storey side and rear extension with rooms in the roof space, revised roof profile to approved application reference: EPF/1798/13.

The Committee had NO OBJECTION to this application.

Application No: EPF/0817/16

Officer: Moses Ekole

Applicant Name: Dr Simon Dixon

Planning File No: 008016

Location: 85 Grosvenor Drive, Loughton IG10 2LA

Proposal: Two storey side extension. Single storey rear extension. Enlargement of roof and construction of rear dormer window with front roof lights to facilitate a loft conversion.

The Committee NOTED the contents of a letter of objection.

The Committee expressed concern regarding the impact on the amenities of the neighbours and the streetscene from the unsympathetic design proposed and the resulting loss of symmetry with the adjoining semi-detached house. Members also asked if the side windows could contain obscure glass.

Application No: EPF/0849/16

Officer: David Baker

Applicant Name: Mr & Mrs L Wynn

Planning File No: 003323 024655

Location: 6A High Road, Loughton IG10 4QZ

Proposal: Raising of existing roof and its ridge at front by 1825mm to form a new floor.

The Committee had NO OBJECTION but was concerned whether the higher flank wall would impact on the neighbouring properties.

Application No: EPF/0866/16
Officer: Jonathan Doe
Applicant Name: Mr Nadeem Mushtaq
Planning File No: 024243
Location: 74 Roundmead Avenue, Loughton IG10 1PZ
Proposal: Proposed side and rear dormers to roof.

The Committee had NO OBJECTION to this application but expressed concern for possible overlooking of the neighbouring house from the proposed side dormer.

Application No: EPF/0868/16
Officer: Jonathan Doe
Applicant Name: Mr Mathew Cheriyan
Planning File No: 002264
Location: 35 Hillyfields, Loughton IG10 2PT
Proposal: Proposed double storey side and single storey rear extension.

The Committee was concerned by the effect of the development on the streetscene and the loss of symmetry this would create with the adjoining semi-detached house.

Application No: EPF/0879/16
Officer: Jonathan Doe
Applicant Name: Miss Debra Clarke
Planning File No: 024643
Location: 41 Hillyfields, Loughton IG10 2PT
Proposal: Retain concrete hardstanding for one car on land at side of leasehold property which was previously a side piece of land.

The Committee OBJECTED to this application as the grass verge would need to be crossed to facilitate direct access and no provision for a dropped kerb had been sought. Members were also concerned the non-porous concrete base installed lacked adequate drainage, which would increase surface runoff.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/0884/16
Officer: David Baker
Applicant Name: Mr Mark Searle
Planning File No: 023223
Location: 51 The Uplands, Loughton IG10 1NQ
Proposal: Erection of part one and part two storey rear extension.

The Committee was concerned by this bulky scheme and proposed large blank wall that would overshadow the neighbouring property, downhill of the site.

Application No: EPF/0889/16
Officer: Jonathan Doe
Applicant Name: Mr John Morgan
Planning File No: 024641 000172
Location: 2 Sycamore Close, Loughton IG10 2PG
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0891/16
Officer: Jonathan Doe
Applicant Name: Mr Lee Lockhart
Planning File No: 024644
Location: 13 Hanson Drive, Loughton IG10 2ED
Proposal: Proposed single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0945/16
Officer: Ian Ansell
Applicant Name: Mr Paul Siani
Planning File No: 001361
Location: 89 Spring Grove, Loughton IG10 4QE
Proposal: Two storey side extension and basement to create space for a gym. Widening the existing driveway.

The Committee OBJECTED to this application, which it considered would create a negative impact on the streetscene to both Spring Grove and Hillcrest Road.

Application No: EPF/0953/16
Officer: Ian Ansell
Applicant Name: Mr Dave Evans
Planning File No: 024656
Location: 31 Upper Park, Loughton IG10 4EY
Proposal: Proposed replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0959/16CA
Officer: Robin Hellier
Applicant Name: Mr Martin Cooper
Planning File No: 008268
Location: Loughton Lodge, Steeds Way, Loughton IG10 1HX
Proposal: TPO/EPF/11/90 G2: Holly - 3m crown reduction.
T3 Sycamore - reduce branches overhanging Steeds Way by 3m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0994/16
Officer: Ian Ansell
Applicant Name: Mrs S White
Planning File No: 012523
Location: Godiva House, 1 Connaught Avenue, Loughton IG10 4DP
Proposal: Proposed five roof velux windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/0999/16
Officer: Jonathan Doe
Applicant Name: Mr Sammuel Hellen
Planning File No: 024504
Location: 30 Forest Road, Loughton IG10 1DX
Proposal: Two storey side extension and first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1008/16
Officer: Jonathan Doe
Applicant Name: Mr Peter Poppat
Planning File No: 006112
Location: 56 Tycehurst Hill, Loughton IG10 1DA
Proposal: Demolition of existing dwelling and replacement with two and a half storey house with basements.

The Committee expressed concern for the amenities of the neighbouring property downhill. Members supported the District Arboricultural Officer's request for revised tree reports, omitted from the application documentation, to address the existing trees on the plot and the impact of the building works on those trees.

Application No: EPF/1020/16
Officer: Marie-Claire Tovey
Applicant Name: Mrs Oonagh Curness
Planning File No: 018820
Location: 8 Newnham Close, Loughton IG10 4JG
Proposal: Loft conversion with rear dormer and two roof lights to front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1056/16
Officer: Jonathan Doe
Applicant Name: Mr Jamil Raja
Planning File No: 004943
Location: 66 Alderton Hill, Loughton IG10 3JB
Proposal: Proposed summer house and games room.

The Committee had NO OBJECTION to this application but requested a condition to ensure the proposed outbuilding remained ancillary to the main dwelling. Members also asked for the adequate root protection of the trees on the site during the construction period.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.15pm.

Application No: EPF/1069/16
Officer: David Baker
Applicant Name: Ms Ruth Weeden
Planning File No: 008635
Location: 60 High Beech Road, Loughton IG10 4BL
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1078/16

Officer: Ian Ansell

Applicant Name: Mr & Mrs Mark & Kelly Pickersgill

Planning File No: 015097

Location: 66 Meadow Road, Loughton IG10 4HX

Proposal: Single storey rear extension and replacement of existing single storey side extension with new single storey side and rear extension. Roof development between existing butterfly roofs to create room in the roof. New rooflights to front and rear roofs. New door to existing side porch. Infill two existing side windows and create two new windows to existing openings in rear elevation.

The Committee had NO OBJECTION to this application.

7.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

Application No: EPF/0896/16

Officer: Robin Hellier

Applicant Name: Mrs Diane Littlestone

Planning File No: 013368

Location: 27A Baldwins Hill, Loughton IG10 1SF

Proposal: Baldwins Hill Conservation Area: Fell – Weeping Cherry.

The Committee NOTED this application.

7.3 Deemed Permission – provided for information only:

Application No: EPF/0854/16

Officer: Moses Ekole

Applicant Name: Mr Dimitar Grablev

Planning File No: 019427

Location: 18 Mannock Drive, Loughton IG10 2JA

Proposal: Certificate of Lawful Development for roof extension including 1 no. rear dormer window and 2 no. front facing roof lights to facilitate a loft conversion.

The Committee NOTED this application.

Application No: EPF/1023/16

Officer: Jonathan Doe

Applicant Name: Mr Terence Haines

Planning File No: 011404

Location: 1 Tycehurst Hill, Loughton IG10 1BX

Proposal: Certificate of Lawful Development for proposed loft conversion including hip to gable with rear dormer and velux windows to the front.

The Committee NOTED this application.

Application No: EPF/1060/16

Officer: Marie-Claire Tovey

Applicant Name: Mr John Fosh

Planning File No: 025228

Location: 23 Albion Hill, Loughton IG10 4RA

Proposal: Certificate of Lawful Development for proposed loft conversion with rear and side roof dormer.

The Committee NOTED this application.

- 7.4 Others – provided for information only – EPF/0913/16, EPF/1032/16, EPF/1066/16, EPF/1165/16, EPF/1242/16, EPF/1269/16 and EPF/1273/16**
The Committee NOTED the information received from Epping Forest District Council.

PL8 Decisions

8.1 Decisions by Epping Forest District Council

The Planning Decisions for March 2016 and January – February (Committee cases only) from Epping Forest District Council were NOTED.

PL9 Licensing Applications

9.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Cafelicious, 57 The Broadway, Loughton IG10 3SP

The Committee NOTED the representation made under delegated powers by the Planning Committee Clerk in discussion with the 2015/16 Committee members as the consultation period closed on 18 May 2016, which was as follows:

The Committee OBJECTED to the supply of alcohol for consumption off the premises on all four licensing objectives as this could encourage anti-social behaviour: to safeguard public safety; the prevention of public nuisance; the prevention of children from harm; and the prevention of crime and disorder. The Committee was also concerned for additional disturbance to the residents in the flats above and asked for the proposed opening hours to exclude Sundays.

The Committee had NO OBJECTION to the supply of alcohol for consumption on the premises.

Since this representation was made, the Licensing Authority had advised that Essex Police had withdrawn its objection subject to the agreement with the applicant of several conditions it had requested.

The Committee supported those conditions and withdrew its previous objection.

PL10 Enforcement and Compliance

- 10.1** The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 13 – 26 April and 27 April – 11 May 2016.

Signed:.....
Date: 6 June 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 June 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy

Officers: Vivienne Messenger (Planning Committee Clerk)

7 members of the public

PL11 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL12 Declarations of Interest

Cllr Angold-Stephens declared a pecuniary interest in EPF/1161/16, as she knew the applicant who was registered to speak at the meeting and the family, and would leave the meeting before the item was considered.

Cllr Latchford declared a non-pecuniary interest in EPF/1161/16 as he had visited the site and met a neighbour whilst there.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford and Murphy declared a non-pecuniary interest in EPF/1161/16 because they knew one of the members of the public at the meeting – a neighbour objecting to this application.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford and Murphy declared a non-pecuniary interest in the following applications owing to comments received from the Loughton Residents Association Plans Group:
EPF/1161/16 and EPF/1245/16

PL13 Confirmation of Minutes

The Minutes of the meeting held on 23 May 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL14 Planning Applications

The Committee agreed to bring forward the following items as members of the public were interested in these applications.

Application No: EPF/1129/16

Officer: Jonathan Doe

Applicant Name: Mrs Lane

Planning File No: 007692

Location: 46 Sparelease Hill, Loughton IG10 1BT

Proposal: Erection of a five-bed detached replacement dwelling, with the demolition of the existing house.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

Cllr Angold-Stephens left the meeting and Cllr Davies took the chair for this item only.

Application No: EPF/1161/16

Officer: Jonathan Doe

Applicant Name: Jonathan Knapman

Planning File No: 024515

Location: Land adjacent to 2 Sparelease Hill, Loughton IG10 1BT

Proposal: Proposed 4 bedroom detached house (revised application to EPF/2086/15).

The Committee NOTED the contents of three letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this revised application and reiterated the previous comments made for EPF/2086/15, which were:

The Committee OBJECTED to this application which was considered an overdevelopment of a small plot and out of keeping with the streetscene. Members expressed concern over the lack of private amenity space to be retained and for highway safety with access onto the hill at this point.

In addition, members were concerned by the possible overlooking of the properties at the rear in Tycehurst Hill.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

PL15 Matters for Report

15.1 Notice of Appeal – EPF/2111/15 – 257 Chester Road, Loughton IG10 2LW – Subdivision of site and proposed 1 no. 1 bed dwelling house with parking and garden area – amended plans – (Appeal ref no: APP/J1535/D/16/3149541) – Min no PL798.3

The Committee restated its previous comments made on this application, which were:

The Committee OBJECTED to this application. The proposed development was considered a garden grabbing, overdevelopment of the plot that would leave little private amenity space.

Members commented there was no room for any softening of the landscape at the front because this was where the parking space would be positioned.

PL16 Training and Conferences

The Committee APPROVED the attendance of these councillors at the following Epping Forest District Council training sessions for the purposes of paying travel expenses:

31/5/16, 5.00pm – 7.30pm, Code of Conduct: Barbara Cohen

17/6/16, 1.00pm – 4.30pm, Planning Seminar: Tessa Cochrane, Barbara Cohen, Stella Murphy

13/9/16, 5.00pm – 7.30pm, Code of Conduct: Judy Jennings

PL17 Planning Applications

17.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1091/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Howard Johnson

Planning File No: 003466

Location: 29 Albion Park, Loughton IG10 4RB

Proposal: Alterations to roof involving crown roof, front gable and front dormer. Two rear dormers. Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1101/16

Officer: Marie-Claire Tovey

Applicant Name: Mr James Cunningham

Planning File No: 024681 013059

Location: 4 West View, Loughton IG10 1TA

Proposal: Demolition of an existing detached dwelling and erection of replacement dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1104/16

Officer: Jonathan Doe

Applicant Name: Mr Yash Yildiz

Planning File No: 014606

Location: 5 Brooklyn Avenue, Loughton IG10 1BJ

Proposal: Loft conversion.

The Committee was concerned that the dormer would be too overbearing on the amenities of the neighbouring bungalow at no 3 Brooklyn Avenue.

Application No: EPF/1124/16

Officer: Robin Hellier

Applicant Name: Mr Mathew Hart

Planning File No: 020149

Location: 15 Ollards Grove, Loughton IG10 4DW

Proposal: TPO/EPF/17/04:

T1 Liquid Amber - Crown reduce high 1-1.5m & laterals by 1m.

T2 Cedar - Crown reduced, heights by 1-2m + laterals by 1-2m.

T3 Oak - 50% Crown reduced.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

The Committee AGREED to bring forward EPF/1245/16 as this application was for the same site as the next item.

Application No: EPF/1140/16

Officer: Ian Ansell

Applicant Name: c/o agent

Planning File No: 011442

Location: 188-194 High Road, Loughton IG10 1DN

Proposal: Change of use of ground floor commercial floor space at 188-194 High Road from Use Class A1 Retail to Use Class A3 Restaurant.

The Committee had NO OBJECTION to this application.

Application No: EPF/1245/16

Officer: Ian Ansell

Applicant Name: Mountcharm Group

Planning File No: 011442

Location: 188-194 High Road, Loughton IG10 1DN

Proposal: Change of use of the upper floors of 188-194 High Road, Loughton, from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14 no. 2 bed residential units with an extended commercial floor space at ground level.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the addition of a fifth storey was considered too high and overbearing on the streetscene and would set a precedent in this section of the High Road.

Application No: EPF/1154/16

Officer: Jonathan Doe

Applicant Name: Mr Jamil Raja

Planning File No: 004943

Location: 66 Alderton Hill, Loughton IG10 3JB

Proposal: Proposed two storey front and rear extension with loft room served by front and rear dormers in raised height roof. (Revised application).

The Committee reiterated the previous comments made for EPF/0183/16, which were:

The Committee was concerned that the development would be overbearing on the neighbours either side at nos 64 and 68 Alderton Hill because of the height and bulk proposed.

Application No: EPF/1167/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Lee Cummings

Planning File No: 006907

Location: 3 Stanmore Way, Loughton IG10 2SA

Proposal: Two storey extension, raising of roof and alterations to accommodate a loft conversion, alterations to windows (revised application to EPF/1403/15) to allow for alterations including an open porch addition, 'blind windows' to rear to replace glazed window, changes to materials to include render, alterations to glazing on dormers and additional rooflight (velux).

The Committee had NO OBJECTION to this application.

Application No: EPF/1170/16
Officer: Robin Hellier
Applicant Name: Mrs Christina Dekova
Planning File No: 010828
Location: 30 Hazelwood, Loughton IG10 4ET
Proposal: TPO/CH1/03/70 A1. T1: Lime - fell tree, due to poor condition.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/1206/16
Officer: David Baker
Applicant Name: Mr & Mrs Byers
Planning File No: 015639
Location: 44 Woodland Road, Loughton IG10 1HJ
Proposal: Two storey rear extension and addition of side dormer and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1212/16
Officer: David Baker
Applicant Name: Mrs Elaine Napenas
Planning File No: 011936
Location: 128 Chester Road, Loughton IG10 2LY
Proposal: Erection of first floor side extension and ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1236/16
Officer: David Baker
Applicant Name: Mr James Lawlor
Planning File No: 024698
Location: Timberleigh, Nursery Road, Loughton IG10 4RJ
Proposal: Dormer extension to front roof slope, garage conversion and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1260/16CA
Officer: Moses Ekole
Applicant Name: Mr Ross Alexander
Planning File No: 024708
Location: 83 York Hill, Loughton IG10 1HZ
Proposal: Lower ground floor, ground floor and first floor rear extensions. Removal of existing pebble dash to original brickwork replacement of all windows to bring existing back to high quality.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/1261/16
Officer: Marie-Claire Tovey
Applicant Name: Mrs Sonia Soorma

Planning File No: 024665

Location: 128 Valley Hill, Loughton, IG10 3AU

Proposal: Ground and first floor rear extension. Dropped kerb and parking to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1265/16CA

Officer: Moses Ekole

Applicant Name: Mr Daniel Edwards

Planning File No: 003577

Location: Woodcroft School, Whitakers Way, Loughton IG10 1SQ

Proposal: First floor extension rear extension with a new pitched roof and rear flat roof dormer window, finished in timber cladding to match the existing and new roof lights to the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1282/16

Officer: Robin Hellier

Applicant Name: Mr Edwards

Planning File No: 024711

Location: 5 Cleves Close, Loughton IG10 3NN

Proposal: TPO/EPF/02/93 Oak T1 (T21) & T2 (TSS) - 2.5m crown reduction and deadwooding.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1330/16

Officer: David Baker

Applicant Name: Mr Paul Farimead

Planning File No: 024713

Location: 88 The Lindens, Loughton IG10 3HT

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

17.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

Application No: EPF/1244/16

Officer: Robin Hellier

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton IG10 1HX

Proposal: York Hill Conservation Area. T1: Eucalyptus, T2: Cherry. T3: Holly, T4: Laurel, T5: Yew +T6: Misc shrubs - Fell to facilitate construction of boundary wall, re-landscaping and erection of shed/out buildings.

The Committee NOTED this application.

17.3 Deemed Permission – provided for information only:

Application No: EPF/1144/16

Officer: David Baker

Applicant Name: Mr David Catt

Planning File No: 002705

Location: 10 Ashfields, Loughton IG10 1SB

Proposal: Certificate of Lawful Development for a proposed single storey ground floor side extension.

The Committee NOTED this application.

Application No: EPF/1202/16

Officer: Moses Ekole

Applicant Name: Mr James Lillingston

Planning File No: 022583

Location: 18 Lawton Road, Loughton IG10 2AE

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/1277/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs McCleave

Planning File No: 016989

Location: 1 Highland Avenue, Loughton IG10 3AJ

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and roof-lights to the front.

The Committee NOTED this application.

Application No: EPF/1290/16

Officer: Moses Ekole

Applicant Name: Mr Ben Milad

Planning File No:

Location: 9 Hanson Green, Loughton IG10 2EG

Proposal: Certificate of Lawful Development for a proposed rear dormer window in a loft conversion.

The Committee NOTED this application.

17.4 Others – provided for information only – EPF/1156/16, EPF/1159/16CA, EPF/1270/16CA, EPF/1392/16 and EPF/1426/16

The Committee NOTED the information received from Epping Forest District Council.

PL18 Decisions

18.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

18.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED below:

Granted:

CC/EPF/09/16 – White Bridge County Infant and Junior School, Greensted Road, Loughton IG10 3DR – The retention of a classbase for a temporary period until 31 August 2018 without compliance with Condition 2 (time limit) attached to planning permission CC/EPF/23/13.

PL19 Licensing Applications

No licensing applications had come to officers' attentions.

PL20 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 12 May – 3 June 2016.

Signed:.....
Date: 20 June 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 June 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane K Latchford
C P Pond (as substitute for S Murphy)

Officers: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL21 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Downing and Murphy. The Planning Committee Clerk reported that Cllr C P Pond had been nominated as Cllr Murphy's substitute for this meeting.

PL22 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1339/16 as the applicants were likewise members of the Loughton Methodist Church.

Cllr C P Pond declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. She stated that any views she gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

PL23 Confirmation of Minutes

The Minutes of the meeting held on 6 June 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL24 Planning Applications

The Committee agreed to bring forward the following item as a member of the public was interested in this application.

Application No: EPF/1379/16

Officer: Jonathan Doe

Applicant Name: Ms Helen Chapman

Planning File No: 012425

Location: 8 Summerfield Road, Loughton IG10 4JF

Proposal: First floor extension to the rear with a new pitched roof over and single storey rear extension.

The Planning Committee Clerk informed members that the applicants had requested a time extension from the District Planning Officer as neither they, nor their agent, were able to attend and speak at this meeting. The planning officer had confirmed that the application could be considered at the next meeting of this Committee before the statutory deadline. Following discussion amongst the members present, the Committee AGREED to proceed and consider the item, as published in the agenda.

The Committee NOTED the contents of four letters of objection.

A member of the public with an interest in this application addressed the meeting.

Members commented that the proposal would result in an oppressive development, to be built very close to neighbouring properties, and AGREED to reiterate comments previously made for EPF/2910/15, which were:

The Committee OBJECTED to this application. The scheme was considered: overbearing on the neighbours, particularly at 6 and 10 Summerfield Road; out of character and out of keeping with the streetscene, and would cause loss of amenity and privacy from overlooking.

Furthermore, the Committee deplored the completed works to the front parking area.

PL25 Matters for Report

25.1 Notice of Appeals:

- 25.1.1 EPF/2682/15 – 21 Alderton Hill, Loughton IG10 3JD – Demolition of existing property and erection of a replacement dwelling – (Appeal ref no: APP/J1535/W/16/3149665) – Min no PL839.1**

The Committee NOTED the information received from Epping Forest District Council.

- 25.1.2 EPF/2983/15 – 24 Alderton Hill, Loughton IG10 3JB – Demolish garage and replace with two-storey side extension. Attached replacement garage with granny flat above. Front dormers. Ground floor and two-storey rear extension. Accommodation within roof space – (Appeal ref no: APP/J1535/D/16/3149197) – Min no PL836**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

- 25.1.3 EPF/3078/15 – 25 Alderton Way, Loughton IG10 3EQ – Retrospective planning application for existing single extension to the front of the house to encompass a porch and ground floor toilet (Appeal ref no: APP/J1535/D/16/3150696) – Min no PL904**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

- 25.2 EPF 2592-15 – Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Road, Loughton IG10 2HY – Demolition of garages and erection of a pair of semi-detached 2 storey affordable homes, and a third affordable home in the front of bungalow, together with 7 parking spaces – second amended plans – Min no PL6.1.1**

The Committee considered a second set of amended plans received from Epping Forest District Council. Members commented that though the latest amendments improved the site layout their previous objection still stood, which was:

The Committee OBJECTED to this application, which was considered contrary to Policy DBE 1 of Epping Forest District Council's adopted Local Plan & Alterations, on the following grounds.

- 1. The detrimental impact of the new houses on the neighbouring properties in Etheridge Road owing to the slope of the land, as this plot was in an elevated position.*
- 2. The loss of the existing garages would only serve to displace the parking of these vehicles onto neighbouring roads where there was no capacity for additional parking.*
- 3. The long, narrow, single track access road to the plot was considered inadequate for vehicles.*
- 4. The proposal for the collection of the occupants' refuse bins from the site entrance was considered unacceptable in view of point 3 above.*

PL26 Planning Applications

26.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0970/16

Officer: Ian Ansell

Applicant Name: Mr Phillip Leigh

Planning File No: 006422

Location: 20 Albion Hill, Loughton IG10 4RA

Proposal: Rear, side and roof extensions and alterations including new dormer windows, and conversion of existing property of two residencies into three flats.

The Committee had NO OBJECTION to this application.

Application No: EPF/0986/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Clive Holness

Planning File No: 003015 025879

Location: 36 High Beech Road, Loughton IG10 4BL

Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1183/16

Officer: Jonathan Doe

Applicant Name: Mr J Pierre

Planning File No: 013243

Location: 55 Tycehurst Hill, Loughton IG10 1BZ

Proposal: Construction of two storey side and rear extension with new lower ground floor and roof alterations including rear dormer. Rear terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/1321/16

Officer: Robin Hellier

Applicant Name: UK Landscapes

Planning File No: 001253

Location: 246-250 High Road, Loughton IG10 1RB

Proposal: TPO/EPF/05/81: T1 Oak - crown lift to 3.5m and cut back all overhanging branches.

Cllr Angold-Stephens declared a non-pecuniary interest in this item owing to her previous contact with Morrisons about this oak tree when she was the Loughton Methodist Church's designated representative.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1335/16

Officer: Moses Ekole

Applicant Name: Mr Daniel McKnight

Planning File No: 024615

Location: 101 Jessel Drive, Loughton IG10 2EQ

Proposal: Single storey front, side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1339/16

Officer: Ian Ansell

Applicant Name: Mr & Mrs M Jones

Planning File No: 008633

Location: 21 Longfield, Loughton IG10 4EE

Proposal: Single storey front extension with pitched roof which extends over existing adjacent flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1355/16

Officer: Moses Ekole

Applicant Name: Mr Dimitar Grablev

Planning File No: 019427

Location: 18 Mannock Drive, Loughton IG10 2JA

Proposal: Erection of part single, part two-storey rear extension and erection of dormer window to rear roof slope.

Members commented that there appeared to be a small side window fitted with obscure glass that extended along from bedroom 3 on the flank wall shown in drawing number DIM/11A, which was not included on an elevation plan.

The Committee OBJECTED to this application, which was considered overbearing on the neighbours and an overdevelopment of the site.

Application No: EPF/1374/16

Officer: Robin Hellier

Applicant Name: Mr John Hunter

Planning File No: 001605

Location: Manor Court, Manor Road, Loughton IG10 4RP

Proposal: TPO/EPF/04/74 A1: T1 Pine, T2 Weymouth Pine, T3 Cedar - fell all 3 trees and replace with 2 large coastal redwoods.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

The Committee AGREED to bring forward item EPF/1384/16 as this application was for the same site.

Application No: EPF/1377/16

Officer: Jonathan Doe

Applicant Name: Ms Helen Clissett

Planning File No: 006730

Location: 233 High Road, Loughton IG10 1AD

Proposal: Replace existing shopfront, shopfit interior, fix new awning and signage to the front elevation.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/1384/16

Officer: Jonathan Doe

Applicant Name: Ms Helen Clissett

Planning File No: 006730

Location: 233 High Road, Loughton IG10 1AD

Proposal: Advertisement consent to replace existing shopfront, fix new awning and signage to the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1428/16

Officer: Robin Hellier

Applicant Name: c/o Agent

Planning File No: 003306

Location: Homecherry House, 86 High Road, Loughton IG10 4QU

Proposal: TPO/EPF/09/82: T1 - T4 Sycamores - 2m all over reduction to remove overhanging branches from neighbouring properties and allow more light.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

26.2 Deemed Permission – provided for information only:

Application No: EPF/1366/16

Officer: Moses Ekole

Applicant Name: Mr Tomaya Yamaguchi

Planning File No: 004359

Location: 26 The Drive, Loughton IG10 1HB

Proposal: Certificate of Lawful Development for proposed garage conversion into a habitable room.

The Committee NOTED this application.

Application No: EPF/1383/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Michael

Planning File No: 024444

Location: 42 The Lindens, Loughton IG10 3HS

Proposal: Certificate of Lawful Development for proposed two storey rear extension.

The Committee NOTED this application.

Application No: EPF/1403/16

Officer: Mavis Bird

Applicant Name: Mr David Thompson

Planning File No: 024722

Location: Ashley Grove, 6 Staples Road Loughton IG10 1HS

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/1411/16

Officer: Mavis Bird

Applicant Name: Mr Joe Mullin

Planning File No: 024623

Location: 41 Poundfield Road, Loughton IG10 3JN

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

26.3 Others – provided for information only – EPF/1358/16, EPF/1406/16, EPF/1448/16 and EPF/1449/16

The Committee NOTED the information received from Epping Forest District Council.

PL27 Decisions

27.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL28 Licensing Applications

No licensing applications had come to officers' attentions.

PL29 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 6 – 17 June 2016.

Signed:.....
Date: 4 July 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 July 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane C Davies T Downing
K Latchford S Murphy

Officers: Vivienne Messenger (Planning Committee Clerk)

1 member of the public

PL30 Apologies for Absence

Apologies for absence were received from Cllr Abraham.

PL31 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1545/16 as the member of the public registered to speak was representing the Loughton Methodist Church, of which she was also a member.

Cllrs Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in EPF/1545/16 owing to comments received from the Loughton Residents Association Plans Group.

PL32 Confirmation of Minutes

The Committee dismissed a request from the applicant of EPF/1379/16 to remove the sentence below from the Minutes of the last meeting at Min no PL24: 'Furthermore, the Committee deplored the completed works to the front parking area.'

The Minutes of the meeting held on 20 June 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL33 Planning Applications

The Committee agreed to bring forward the following item as a member of the public was interested in this application.

Application No: EPF/1545/16

Officer: James Rogers

Applicant Name: c/o Agent

Planning File No: 017721

Location: 256 High Road, Loughton IG10 1RB

Proposal: Demolition of existing building and comprehensive redevelopment, comprising (sic) 30 new residential units, including the provision of amenity areas, secure cycle parking, car parking, refuse and recycling areas, landscaping and access.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds.

1. The 30-unit residential development was considered an overdevelopment of the site.
2. The 5-storey high apartment complex would set an unwelcome precedent in this section of the High Road.
3. The height of the buildings would result in the loss of amenity to neighbouring properties from overlooking and loss of light. The loss of light would particularly impact on the Loughton Methodist Church centre and reduce the light to the solar panels installed on the Lifeworks building roof.
4. Concern was expressed for the narrow site access road and that vehicles exiting might cause those vehicles entering to reverse onto the High Road, by a busy bus stop and close to the zebra crossing outside Morrisons.
5. The provision of only 24 car parking spaces was considered insufficient for this size of scheme despite its central location.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

PL34 Matters for Report

34.1 Notice of Appeal – EPF/0697/16 – 21 Alderton Hill, Loughton IG10 3JD – Demolition of existing property and erection of a replacement dwelling – (Appeal ref no: APP/J1535/W/16/3152218) – Min no PL906.1

The Committee NOTED the information received from Epping Forest District Council.

34.2 Essex County Council – Statement of Community Involvement – Min no PL702

The Committee NOTED the information received that Essex County Council and Southend-on-Sea Borough Council had submitted their Joint Replacement Waste Local Plan to 2032 to the Secretary of State for independent examination on 10 June 2016.

34.3 Training and Conferences – Min no PL16

The Committee APPROVED the attendance of Cllr Cohen at the Essex Association of Local Councils course, Councillor Training Day 1, on 5 July 2016 in Great Dunmow to enable her to claim travel expenses.

PL35 Planning Applications

35.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0070/16

Officer: Moses Ekole

Applicant Name: Mr Bill Bassi

Planning File No: 017578

Location: 14 Park Hill, Loughton IG10 4ES

Proposal: Two storey front, side and rear extensions. Raising of existing ridge height and enlargement of roof and creation of a gable end feature at front elevation. Construction of two front dormers and one rear dormer to facilitate a loft construction.

The Committee considered the amended plans and OBJECTED to this application. Members were concerned the proposed works would result in an overdevelopment of a small site, which would be overbearing to the neighbours and overlook the properties at the rear in Cloverleys.

Application No: EPF/0542/16

Officer: Moses Ekole

Applicant Name: Mr Bob Bilsland

Planning File No: 024741

Location: 10 Swan Lane, Great Woodcote Park, Loughton IG10 4QW

Proposal: First floor side extension with 2 no. dormer windows to the front, 1 no. dormer window and balcony to the rear. New balcony to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/1262/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Molloy

Planning File No: 024734

Location: 55 Meadow Road, Loughton IG10 4HY

Proposal: Single-storey side and rear extension, with raised rear patio/decking area.

The Committee had NO OBJECTION to this application.

Application No: EPF/1410/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Aquilina

Planning File No: 014525

Location: 71 Spring Grove, Loughton IG10 4QE

Proposal: Double storey side extension, rear double storey extension and loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1466/16

Officer: David Baker

Applicant Name: Dr Saleem Sheikh

Planning File No: 024072

Location: 57 Church Lane, Loughton IG10 1NW

Proposal: Single storey front/side and rear extensions. First floor side and rear extension. 2 no rear dormer windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/1506/16

Officer: Ian Ansell

Applicant Name: Mr Alex Cassidy

Planning File No: 022982

Location: 7 Fairmeads, Loughton IG10 2NE

Proposal: Two storey side extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1523/16CA

Officer: Jonathan Doe

Applicant Name: Mr Benjamin Shankland

Planning File No: 005123

Location: 49 York Hill, Loughton IG10 1HZ

Proposal: Replacement of garage at front of existing building with improved entrance.

The Committee had NO OBJECTION to this application.

Application No: EPF/1528/16

Officer: Jonathan Doe

Applicant Name: Mrs D Campbell

Planning File No: 024744

Location: 73 Meadow Road, Loughton IG10 4HY

Proposal: Single storey rear extension and first floor side extension over existing utility room.

The Committee was concerned for the loss of light to the neighbouring property at no 71 Meadow Road.

Application No: EPF/1592/16

Officer: Jonathan Doe

Applicant Name: Mrs Debbie Stubbs

Planning File No: 005003

Location: 72 High Beech Road, Loughton IG10 4BL

Proposal: New build 1800mm close boarded timber fence situated on Forest View Road.

The Committee had NO OBJECTION to this application.

35.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only

Application No: EPF/1483/16

Officer: Robin Hellier

Applicant Name: Mr Douglas Pratt

Planning File No:

Location: 1 Little Woodberrie, Kings Hill, Loughton IG10 1JE

Proposal: York Hill Conservation Area - T1 & T2: Ash. T3: Lime, T4: Sycamore - Crown reductions as specified and deadwooding.

The Committee NOTED this application.

35.3 Deemed Permission – provided for information only:

Application No: EPF/1455/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs T Hiles

Planning File No: 024732

Location: 104 Southern Drive, Loughton IG10 3BX

Proposal: Certificate of Lawful Development for roof extension including 1 no. rear dormer window to facilitate a loft conversion.

The Committee NOTED this application.

Application No: EPF/1487/16

Officer: Jonathan Doe

Applicant Name: Mr Cesar Pena Raga

Planning File No: 024691

Location: 26 Chandler Road, Loughton IG10 2LQ

Proposal: Certificate of Lawful Development for a proposed single storey ground floor extension, full width rear dormer window and porch.

The Committee NOTED this application.

Application No: EPF/1564/16

Officer: Jonathan Doe

Applicant Name: Mr A Cresswell

Planning File No: 018154 & 011929

Location: 2A Summerfield Road, Loughton IG10 4QD

Proposal: Certificate of Lawful Development for a proposed front brick wall, gate and railings.

The Committee NOTED this application.

35.4 Others – provided for information only – EPF/1439/16, EPF/1444/16, EPF/1456/16, EPF/1547/16, EPF/1554/16, EPF/1607/16, EPF/1609/16, EPF/1647/16 and EPF/1716/16

The Committee NOTED the information received from Epping Forest District Council.

PL36 Decisions

36.1 Decisions by Epping Forest District Council

The Planning Decisions for April and May 2016 from Epping Forest District Council were NOTED.

PL37 Licensing Applications

No licensing applications had come to the attention of officers.

PL38 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 20 – 28 June 2016.

Signed:.....

Date: 18 July 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 July 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: P Abraham (in the Chair)
T Cochrane T Downing K Latchford
S Murphy
B Cohen (as substitute for C Davies)
S Pewsey (as substitute for J Angold-Stephens)

Officers: Vivienne Messenger (Planning Committee Clerk)

10 members of the public

In the absence of both the Chairman and Vice Chairman, the Planning Committee Clerk invited members to elect a chairman for this meeting.

Cllr Abraham was elected and took the chair.

PL39 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Davies. The Planning Committee Clerk reported that Cllrs Pewsey and Cohen had been nominated as their respective substitutes for this meeting.

PL40 Declarations of Interest

Cllr Cohen declared a non-pecuniary interest in EPF/1858/16 as she lived close by and knew the member of public registered to speak on this application.

Cllr Latchford declared a non-pecuniary interest in EPF/1636/16 as he had visited the site over the weekend.

Cllrs Abraham, Cochrane, Cohen, Downing, Latchford, Murphy and Pewsey declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

Item 4.1.1, Notice of Appeal – EPF/2774/15
Planning applications – EPF/1684/16CA and EPF/1858/16

PL41 Confirmation of Minutes

The Minutes of the meeting held on 4 July 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL42 Planning Applications

The Committee AGREED to bring forward the following items as members of the public were interested in these applications.

Application No: EPF/1578/16

Officer: Marie-Claire Tovey

Applicant Name: Trevalyn House Ltd

Planning File No: 001876

Location: Trevelyan House, Goldings Hill, Loughton IG10 2SP

Proposal: Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application and reiterated comments previously made on this application for EPF/2608/14, which were:

The Committee OBJECTED to this application. The proposal was considered an overdevelopment of the site, which would be visible to the neighbouring heritage area owned by the City of London and the almshouses bordering the plot.

There was concern for highway safety as the existing Monkchester Close residents had difficulty exiting onto the busy and steep Goldings Hill, the A121, which was a gateway road into Loughton and congested on a daily basis during peak travel hours.

Furthermore, members were concerned by the narrow entrance to the site, which was less than four metres in width, and that there was no clear ownership of the land where the adopted highway ended and the site's access started.

The Committee also had the following concerns.

1. The four proposed dwellings on the south western section of the site were situated on land within the Baldwins Hill Conservation Area and their design did not complement those of the adjoining protected almshouse buildings.
2. The development would be overbearing on these neighbouring almshouses in Arewater Green.
3. Concern was voiced over the ownership of this land bordering the south western section of the site that appeared to have previously been part of the garden for the almshouses. Members commented that it was not clear how the land had become part of the Trevelyan estate and separated from the almshouses' grounds.
4. There was concern that three TPO trees seemed to have been omitted from the current plans.

However, if the District Council was minded to grant this application, the Committee asked for a condition to enforce its recommended hours of working to minimise disruption to residents in Monkchester Close during the construction phase.

Application No: EPF/1636/16

Officer: Nicola Dawney

Applicant Name: Mr Ashton

Planning File No: 012000

Location: Oakridge Cottage, 25 Spareleaze Hill, Loughton IG10 1BS

Proposal: Proposed two storey side addition and single storey front and rear addition.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee reiterated its comments previously made for the second set of amended plans received for planning application EPF/2401/15, which were:

The Committee OBJECTED to this application as it considered this proposal would cause severe overlooking and be overbearing on the neighbours. Members were also concerned by its detrimental effect on the amenities of the neighbours from loss of light and lack of privacy. The application was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Furthermore, the proposed works were considered an overdevelopment of the site.

The Committee AGREED to suspend Standing Order number 1(h) to allow a member of the public who had not given the required notice to address the Committee.

Application No: EPF/1665/16

Officer: Jonathan Doe

Applicant Name: Mr R Spencer

Planning File No: 015323

Location: 21 Alderton Hill, Loughton IG10 3JD

Proposal: Demolition of existing property and erection of a replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made for planning application EPF/0697/16, which were:

The Committee OBJECTED to the application which was considered an overdevelopment of the site, and overbearing in size and proportion on the neighbouring properties. Members were also concerned by the removal of the greenery from the site boundaries.

Application No: EPF/1858/16

Officer: Marie-Claire Tovey

Applicant Name: Essex County Care Limited

Planning File No: 013106

Location: Beechlands, 42 - 44 Alderton Hill, Loughton IG10 3JB

Proposal: Outline application for the erection of private dwelling house and garage to the rear of Beechlands for the proprietor of Beechlands and his family.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which was considered a garden grabbing proposal contrary to National Planning Policies, which would also set a precedent.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of the private dwelling house with the main house only.

PL43 Matters for Report

43.1 Notices of Appeal:

- 43.1.1 EPF/2774/15 – Land adjacent to Warren Hill, Loughton IG10 4RA – Provision of 34 space car park and dropping off area for use by Oaklands School only, formation of related vehicular access from Warren Hill and provision of associated landscaping and increase in school roll from 243 to 273 pupils (Appeal ref no: APP/J1535/W/16/3152795 – Min no PL825**
The Committee NOTED the contents of a letter of objection.

The Committee restated its previous comments made on this application, which were:

The Committee OBJECTED to the increase in the school roll because the last planning consent in 2014 to increase the number of classrooms was to accommodate the current numbers.

The Committee considered the proposed car park layout was satisfactory only if the following criteria were also included.

- 1. The Warren Hill car park was the designated dropping off place and was properly managed by staff to receive the children so drivers briefly pulled up, preferably without getting out of the vehicle, and then drove off within a designated one-way system.*
- 2. There was no mention on the collection of pupils in the scheme or how this was going to be achieved. The Committee considered this was an integral part of the success of the scheme that needed to be addressed and properly managed.*
- 3. The dropping off/collection of pupils (or parking) to be prohibited in Albion Hill.*

- 43.1.2 EPF/0181/16 – 7 Colebrook Lane, Loughton IG10 2HQ – Retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (Appeal ref no: APP/J1535/D/16/3151920) – PL870.1**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

- 43.1.3 EPF/0194/16 – 71 Queens Road, Loughton IG10 1RR – Two storey rear extension with balcony, balustrades and 2m high privacy screens on either side of the balcony area. Relocation of existing external steps and landing area to providing ingress and access to the garden (Amended plans and description) (Appeal ref no: APP/J1535/D/16/3151788) – Min no PL867**

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

43.2 Withdrawn application – EPF/1379/16 – 8 Summerfield Road, Loughton IG10 4JF – First floor extension to the rear with a new pitched roof over and single storey rear extension – Min no PL24

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

43.3 EPF/1374/16 – Manor Court, Manor Road, Loughton IG10 4RP – TPO/EPF/04/74 A1: T1 Pine, T2 Weymouth Pine, T3 Cedar - fell all 3 trees and replace with 2 large coastal redwoods – Min no PL26.1

The Planning Committee Clerk reported that the District Arboricultural Officer had made a site visit and negotiated with the owner for the retention of two of these mature conifer trees, but felling of the rearmost pine, T1.

The Committee AGREED to withdraw its objection in light of this recommendation from the District Arboricultural Officer.

PL44 Essex County Council – Removal of highway rights – 19 Church Lane, Loughton IG10 1PD

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to the proposal by the owner of the above site to annex highway land to install a wall and gate to the property, as this would impact on the open aspect of the road and lead to the urbanisation of the existing streetscene.

PL45 Planning Applications

45.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1214/16

Officer: Ian Ansell

Applicant Name: Ms Valerie Martin

Planning File No: 024750

Location: 17 Algers Road, Loughton IG10 4NG

Proposal: Siting of a mobile home for use "granny annexe".

The Committee OBJECTED to this application which was considered a garden grabbing proposal contrary to National Planning Policies. Members were concerned by the separate entrance proposed at the rear to facilitate access to the mobile home. There was also concern for the loss of amenity to neighbours.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of the mobile home with the main dwelling only.

Application No: EPF/1499/16

Officer: David Baker

Applicant Name: Mr Audrey Gee

Planning File No: 017839

Location: 8 West View, Loughton IG10 1TA

Proposal: Ground floor side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1501/16
Officer: David Baker
Applicant Name: Mr John Cassidy
Planning File No: 014114
Location: 3 Alderton Mews, Alderton Hill, Loughton IG10 3JE
Proposal: Garage conversion into habitable room (ancillary office/study room).

The Committee had NO OBJECTION to this application.

Application No: EPF/1570/16
Officer: David Baker
Applicant Name: Yemisi Awolesi
Planning File No: 010753
Location: 18 Parkmead, Loughton IG10 3JW
Proposal: Demolition of existing single storey side extension, erection of two storey side extension, single storey rear extension and dormer window to rear roof slope.

The Committee had NO OBJECTION to this application but expressed concern for overlooking of the neighbouring properties from the proposed rear dormer.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

Application No: EPF/1573/16
Officer: David Baker
Applicant Name: Mrs Pamela Ashokan
Planning File No: 002191
Location: 87 Lower Park Road, Loughton IG10 4NE
Proposal: Conversion of garage into habitable room including new window to front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1582/16
Officer: Robin Hellier
Applicant Name: Mrs Alison Hamson
Planning File No: 015353
Location: Holly Creek, Debden Road, Loughton IG10 2NY
Proposal: TPO/EPF/12/02 T1: Hornbeam and T2 Holm Oak reduce by 1.5 - 2.0m, to improve light, stop property encroachment and for general maintenance.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1590/16
Officer: Robin Hellier
Applicant Name: Miss Janet Doe
Planning File No: 016375
Location: 32 Spring Grove, Loughton IG10 4QD
Proposal: TPO/EPF/10/92 T1: Willow in rear garden - reduce extended front limb by 3m, to reshape following storm damage and reduce chance of branch failure.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1595/16

Officer: David Baker

Applicant Name: Mr S Drabwell

Planning File No: 021636

Location: 75 Roundmead Avenue, Loughton IG10 1PZ

Proposal: Part single, part two storey side extension, porch, single storey rear extension, extended side dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/1602/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Flowers

Planning File No: 018308

Location: 35 Valley Hill, Loughton IG10 3AQ

Proposal: Erection of part ground floor / part first floor extension to side and rear of existing building.

The Committee had NO OBJECTION to this application.

Application No: EPF/1605/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs O'Regan

Planning File No: 024755

Location: 166 Roding Road, Loughton IG10 3BS

Proposal: First floor rear extension, loft conversion incorporating hip to gable extension and rear dormer and front porch addition.

The Committee had NO OBJECTION to this application.

Application No: EPF/1608/16

Officer: Ian Ansell

Applicant Name: Mr Aaron Hall

Planning File No: 024751

Location: 57 Queens Road, Loughton IG10 1RR

Proposal: Three storey rear extension. Single storey side extension. Ridge raised 500mm.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application owing to the inappropriate bulk of the works which were considered intrusive to neighbours. Members disliked the flat roof of the three storey rear extension and expressed concern for the terracing effect from the proposed side extension.

Members also commented that an aerial view of the site seemed to show that nos 57 and 59 extended backwards to a similar depth yet the proposed block plan showed no 57 extending way beyond no 59.

Application No: EPF/1626/16

Officer: Ian Ansell

Applicant Name: Mr Martin Rumbelow

Planning File No: 024759

Location: 9 Ashfields, Loughton IG10 1SB

Proposal: Retrospective application for the replacement of a curved bay window with a rectangular bay window.

The Committee had NO OBJECTION to this application.

Application No: EPF/1640/16

Officer: David Baker

Applicant Name: Mr Mitchell Gipson

Planning File No: 023589

Location: 16 Newnham Close, Loughton IG10 4JG

Proposal: Amendments to the previous planning permission EPF/1584/16 (for extensions and alterations), including converting two windows into French doors with Juliet balconies to first and attic floors at the rear, and further minor amendments.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/1645/16

Officer: David Baker

Applicant Name: Ms Caron Pettit

Planning File No: 013894

Location: 185 Englands Lane, Loughton IG10 2NS

Proposal: Retention of fence on rear boundary of plot.

The Committee had NO OBJECTION to this application.

Application No: EPF/1671/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Adam Broons

Planning File No: 001401

Location: 19 Church Lane, Loughton IG10 1PD

Proposal: Two storey rear extension (replacing existing single storey extension), loft conversion with rear dormer and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1673/16

Officer: Jonathan Doe

Applicant Name: Mr Lee

Planning File No: 024765

Location: 103 River Way, Loughton IG10 3LN

Proposal: Proposed single storey rear extension. Proposed entrance porch.

The Committee was concerned that the proposed front porch would project across the side path and extend into the garden thus blocking the access route for the occupant in the upper maisonette.

Members also disliked the proposed flat roof of the rear extension, which could compromise the security of the maisonette above.

Application No: EPF/1674/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Ross Moyse

Planning File No: 014748

Location: 38 Alderton Hill, Loughton IG10 3JB

Proposal: Dropped kerbs at the two entrances to the property for vehicles access.

The Committee had NO OBJECTION to this application.

Application No: EPF/1680/16

Officer: Ian Ansell

Applicant Name: Priors Medical Limited

Planning File No: 008326

Location: 8 Forest Road (ground and first floor), Loughton IG10 1DX

Proposal: Advertisement consent for display of an advertisement banner on an external flank wall in connection with the applicants business at 8 Forest Road.

The Committee OBJECTED to the use of the flank wall for any form of advertising but was particularly concerned by the large dimensions of the advertising banner already installed.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10.10pm.

Application No: EPF/1684/16CA

Officer: Nicola Dawney

Applicant Name: Mr & Mrs Aldrich

Planning File No: 024767

Location: 1 Kings Green, Loughton IG10 1RJ

Proposal: Single storey rear extension, first floor infill extension and alterations to front porch.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposed fenestration which was considered not in keeping with the rest of the cottages on Kings Green especially as this was located in the York Hill Conservation Area.

45.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only

Application No: EPF/1649/16

Officer: Robin Hellier

Applicant Name: Ms Gill Cooper

Planning File No: 005553

Location: Loughton Potato Ground, access via Whitakers Way, Stony Path, Monkchester Close, Loughton IG10

Proposal: Baldwins Hill Conservation Area. Removal of 9 trees as specified. Crown lift 1 x walnut and 1 x sycamore to 2 metres. Crown reduction & thin to 2 x cherries. All work to facilitate restoration of allotment plots for the cultivation of fruit and vegetables.

The Committee NOTED this application.

45.3 Deemed Permission – provided for information only:

Application No: EPF/1606/16

Officer: Ian Ansell

Applicant Name: Mrs Victoria Biff

Planning File No: 024753

Location: 14 Clifton Road, Loughton IG10 1EA

Proposal: Certificate of Lawful Development for proposed loft conversion.

The Committee NOTED this application.

45.4 Others – provided for information only – EPF/1847/16, EPF/1646/16 and EPF/1688/16

The Committee NOTED the information received from Epping Forest District Council.

PL46 Decisions

46.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL47 Licensing Applications

No licensing applications had come to the attention of officers.

PL48 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 28 June – 8 July 2016.

Signed:.....

Date: 1 August 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 August 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
B Cohen (as substitute for T Downing)

Officers: Vivienne Messenger (Planning Committee Clerk)

3 members of the public

PL49 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as his substitute for this meeting.

PL50 Declarations of Interest

Cllr Murphy declared a pecuniary interest in EPF/1693/16 as she was a close friend of the applicants and would leave the meeting before the item was considered.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1759/16 as a member of the public objecting to this application was likewise a member of the Loughton Methodist Church.

Cllrs Abraham, Angold-Stephens, Cochrane, Cohen, Davies, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

Item 5, Pre-application Consultation on Mobile Phone Masts – proposed base station – Highways verge, Borders Lane, Loughton IG10 3QT
Planning application – EPF/1741/16

PL51 Confirmation of Minutes

The Minutes of the meeting held on 18 July 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL52 Planning Applications

The Committee AGREED to bring forward the following items as members of the public were interested in these applications.

Application No: EPF/1696/16

Officer: Jonathan Doe

Applicant Name: Mr Mathew Cheriyan

Planning File No: 002264

Location: 35 Hillyfields, Loughton IG10 2PT

Proposal: Proposed double storey and side storey rear extension.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as the proposed scheme was considered to be over bulky, overbearing on neighbouring properties and detrimental to the streetscene. Members also expressed concern for the featureless flank wall, which would be oppressive to the neighbours at no 33 Hillyfields.

Application No: EPF/1759/16

Officer: Marie-Claire Tovey

Applicant Name: Mr East Thames Housing Group

Planning File No: 026602

Location: Land and garages Whitehills Road, Loughton IG10 1TU

Proposal: Demolition of garages and replacement with 2 affordable bungalows with 5 parking spaces and associated landscaping (revised application to EPF/2621/15).

The Committee NOTED the contents of thirteen letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The long, narrow, single track access road to the plot was considered inadequate for vehicles and dangerous on health and safety grounds. There was also concern that the sightlines at the entrance/exit were not clear, which would increase the difficulty of manoeuvring into Whitehills Road where there was traffic congestion on a daily basis owing to the special needs school located next door.

PL53 Matters for Report

53.1 Notices of Appeal:

53.1.1 EPF/1503/15 – Molens, 209D High Road, Loughton IG10 1BB – Retrospective application for a single storey rear extension with relocating of the external metal staircase for the residential units and alter shop front (Appeal ref no: APP/J1535/W/16/3153526) – Min no PL747

The Committee restated its previous comments made when this application was jointly considered with EPF/1505/15 – Retrospective application for outbuilding to the rear of the property – for the same site.

The Committee deplored these two retrospective applications and, with the exception of the alterations to the shop front, strongly OBJECTED to both proposals.

The following issues were raised:

- *The Committee considers the single storey rear extension to be an overdevelopment of the site.*
- *The plans fail to show the impact or any consideration for the neighbouring properties in Priory Road.*
- *The rear door(s) to the restaurant area must be kept closed and only used as an emergency exit. This will require the fitting of push bars and signage to that effect.*

- *As with the condition imposed for EPF/0553/14, the rear garden of the site should not in any way be used by customers to safeguard the living conditions of the neighbouring properties in Priory Road in accordance with policy DBE9 of the Adopted Local Plan and Alterations. The Town Council will expect to see this condition enforced.*
- *The design of the outbuilding and particularly the smoking shelter element does not appear to meet building, health and safety, environmental and planning legislation. There were concerns that the shuttered corner area of the outbuilding appeared to provide the opportunity to be a serving hatch.*
- *Following the removal of several trees on the site, the potential need for screening to protect the interests of neighbours should be considered.*

The Planning Committee Clerk reported that District Planning Enforcement had been notified about the siting of tables and chairs on the pavement outside the front of the premises.

53.1.2 EPF/0257/16 – 72 High Beech Road, Loughton IG10 4BL – Increasing the height of a portion of the brick garden wall on Forest View Road from 1m to 1.8m (Appeal ref no: APP/J1535/D/16/3153953) – Min no PL887.1

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

53.2 Street naming and numbering – Land and garages off Burton Road, Loughton IG10 3TA – Erection of 51 affordable homes with 28 parking spaces. (Revised application) – Min no PL877.3

The Committee NOTED the information received from Epping Forest District Council's Head of Environmental Services (Neighbourhood Directorate), as part of its Street Naming and Numbering Policy, that the developer's proposal for this new housing development was as detailed below.

- Blocks A and B to be numbered (odds): 1 – 33 Burton Road;
- Block C to be named and numbered (odds): Flats 1 – 15 Davis Court, 35 Burton Road; and
- Block D to be named and numbered (odds): Flats 1 – 19 Churchill Court, 37 Burton Road.

The Committee was informed that Royal Mail was responsible for all the postcode allocations.

PL54 Pre-application Consultation on Mobile Phone Masts – proposed base station – Highways verge, Borders Lane, Loughton IG10 3QT (NGR: 543149, 196404) – CTIL_150058, TEF_71766, VF_77115

The Committee NOTED the contents of a letter of concern.

The Committee considered a green coloured monopole set further back from the road would be preferable to blend in against a backdrop of numerous trees and hedgerows. Members would like to see additional planting to provide screening to the proposed cabinets. The Committee suggested this site should be used as a replacement for the existing Oak View School site not used as an additional site.

PL55 Planning Applications

55.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1267/16

Officer: David Baker

Applicant Name: Mr Stephen Gamble

Planning File No: 023076

Location: 50 Sparelease Hill, Loughton IG10 1BT

Proposal: Construction of front entrance porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/1475/16

Officer: Jonathan Doe

Applicant Name: R & C Developments

Planning File No: 012071

Location: 21 High Road, Loughton IG10 4JJ

Proposal: Two storey front and rear extensions, loft conversion with front and rear dormer windows with balcony and basement.

The Committee had NO OBJECTION to this application.

Application No: EPF/1691/16

Officer: Marie-Claire Tovey

Applicant Name: Miss Fiona Williams

Planning File No: 009244

Location: East 15 Acting School, Hatfields, Rectory Lane, Loughton IG10 3RY

Proposal: Grade II listed building consent for the replacement of internal wooden seating with retractable steel-deck seating.

The Committee had NO OBJECTION to this application.

Cllr Murphy left the meeting.

Application No: EPF/1693/16

Officer: Nicola Dawney

Applicant Name: Mr & Mrs Munson

Planning File No: 012462

Location: 1 Connaught Hill, Loughton IG10 4DU

Proposal: Removal of existing conservatory and terrace to rear. To be replaced with new orangery and terrace with gym and family room beneath with access via covered walkway to side.

The Committee had NO OBJECTION to this application.

Cllr Murphy rejoined the meeting.

Application No: EPF/1694/16

Officer: Nicola Dawney

Applicant Name: GK2

Planning File No: 004499

Location: Rear of 71 & 71A Stonards Hill, Loughton IG10 3EH

Proposal: Proposed single-storey one bedroom house with associated car parking and amenity space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would overdevelop the plot, was out of keeping with neighbouring properties, and would be detrimental to the streetscene.

Application No: EPF/1711/16

Officer: David Baker

Applicant Name: Mr Nicholas Toye

Planning File No: 022384

Location: 66 Church Hill, Loughton IG10 1LB

Proposal: Erection of summer house/shed at foot of rear garden (part constructed).

The Committee was concerned by the proposed bulk and height of the outbuilding, in addition to the absence of plans to show the proposed internal layout and its potential use.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of this outbuilding with the main house only.

Application No: EPF/1735/16

Officer: David Baker

Applicant Name: Mr N North

Planning File No: 003341 010061

Location: 46 & 48 Station Road, Loughton IG10 4NX

Proposal: Demolition of part of no.48 and erection of new two storey infill dwelling with ground floor rear projection, erection of two storey rear extension to no.48, and a first floor rear extension to no.46; together with provision of a 4-space shared front parking area for no.48 and the new dwelling incorporating widening of the existing crossover vehicular access.

The Committee was concerned that this proposal would be overbearing on no 50 Station Road and out of keeping with the streetscene. Members also expressed concern for the possible loss of one of the parking bays positioned immediately outside the front of the house.

Application No: EPF/1741/16

Officer: Ian Ansell

Applicant Name: Mr James Litherland

Planning File No: 024112

Location: 113 Church Hill, Loughton IG10 1QR

Proposal: Outline application for residential development of up to 10 no. apartments with details of access.

The Committee NOTED the contents of a letter of objection.

The Committee considered the two-storey design was acceptable providing this was the maximum height allowed. The position of the flats was considered favourable but concern was expressed about the lack of parking provision with only ten parking spaces factored into the scheme.

Application No: EPF/1752/16
Officer: Jonathan Doe
Applicant Name: Mr Daryl Harding
Planning File No: 014897
Location: 7 Colson Road, Loughton IG10 3RN
Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1758/16
Officer: Marie-Claire Tovey
Applicant Name: Mr East Thames Housing Group
Planning File No: 010456
Location: Land and garages, Ladyfields, Loughton IG10 3RP
Proposal: 6 affordable homes with 23 parking spaces.

The Committee had NO OBJECTION to this application.

Application No: EPF/1783/16
Officer: Ian Ansell
Applicant Name: Mr Mark Griffiths
Planning File No: 016661
Location: 7 Campions, Loughton IG10 2SG
Proposal: Single storey front and side extensions and alterations to front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1820/16
Officer: Ian Ansell
Applicant Name: BP Oil (UK) Ltd
Planning File No: 013412
Location: Chigwell Lane Service Station, The Broadway, Loughton IG10 3ST
Proposal: New exit road, removal of jet wash, replacement of existing fuel pumps, de-commissioning of existing underground tanks and installation of relocated new replacement underground tanks, creation of 10 no. new car parking spaces, new air/water and vacuum bay, ATM, soft and hard landscaping and ancillary forecourt alterations.

The Committee had NO OBJECTION to this application.

55.2 Others – provided for information only – EPF/1766/16 and EPF/1926/16
The Committee NOTED the information received from Epping Forest District Council.

PL56 Decisions

56.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL57 Licensing Applications

No licensing applications had come to the attention of officers.

PL58 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 11 – 22 July 2016.

Signed:.....

Date: 22 August 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 August 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford
D Wixley (as substitute for Cllr Murphy)

Officer: Enid K Walsh, Town Clerk

5 members of the public

The Committee AGREED to bring forward application no EPF/1803/16, 126 High Road, to follow agenda item 3, as a member of the public had registered to speak.

PL59 Apologies for Absence

Apologies for absence were received from Cllr Murphy. The Town Clerk reported that Cllr Wixley had been nominated as her substitute for this meeting.

PL60 Declarations of Interest

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllr Wixley also declared a non-pecuniary interest in agenda item 5, CC/EPF/20/16/PRE, White Bridge County Primary School, as a governor of the school.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Wixley declared a non-pecuniary interest in:

- i. the following items owing to comments received from the Loughton Residents Association Plans Group:
 - EPF/1803/16, 126 High Road
 - EPF/1914/16, 31 Colebrook Lane
 - EPF/1937/16, Bus Shelter on pavement outside Barclays Bank, near 207 High Road
 - EPF/1938/16, Bus Shelter on pavement outside Pink Accessories Ltd, 252A High Road
 - EPF/2062/16, CTIL and Telefonica UK Ltd, Grass Verge, North Side of Borders Lane, approx. 50m from the junction with Traps Hill
- ii. EPF/0241/16CA – 58 York Hill, Loughton IG10 1JA as the applicant was a former town councillor.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/1967/16, 51 High Road, as she had met with the applicant at his request and listened to his views, but had not expressed an opinion.

PL61 Confirmation of Minutes

The Minutes of the meeting held on 1 August 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL62 Planning Applications

The following applications were considered.

Application No: EPF//16

Officer: David Baker

Applicant Name: Mr Amit Kundra

Planning File No: 009850

Location: 126 High Road, Loughton IG10 4BE

Proposal: Demolition of the existing nightclub premises and erection of a 4 storey building (with top floor recessed) comprising a retail unit on the ground floor and 8 flats on the three upper floors.

The Committee NOTED the contents of two letters, one of objection and one of concern.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as the lack of parking for both the residents and their visitors and the employees in the retail unit, set an unacceptable precedent in this area of the High Road. The nearby residential roads were already suffering from parking congestion. The Committee did, however, suggest that underground car parking could be provided as an alternative solution that would be beneficial to the developer.

The Committee also commented that the feasibility of retaining the original façade of the Royal Standard public house should be explored more fully. Alternatively, the distinctive style of the façade should be maintained in the design to preserve the integrity of the High Road and, as a minimum, the original panel with the Royal Standard, an iconic feature, reused.

The Committee AGREED to bring forward the following application as members of the public were interested in this application.

Application No: EPF/1784/16

Officer: Ian Ansell

Applicant Name: Dr Medispa

Planning File No: 008326

Location: Priors Medical Limited t/a Dr Medispa, 8 Forest Road (Ground and First Floors), Loughton IG10 1DX

Proposal: A change of use from an existing A1 class use to D1 class use for the ground and first floors of 8 Forest Road. The applicant seeks D1 use for a specific medical based use (as opposed to an open D1 use) to conduct minor surgical procedures for example hair transplants and hair loss procedures, laser hair removal, liposuction.

The Committee had NO OBJECTION to this application.

PL63 Matters for Report

63.1 Notices of Appeal:

- 63.1.1 EPF/1505/15 – Molens, 209D High Road, Loughton IG10 1BB – Retrospective application for outbuilding to the rear of the property (Appeal ref no: APP/J1535/W/16/3153526) – Min no PL747**

The Committee maintained its original objection and further commented that the applicant had completely underestimated the intrusion caused by the development on the residents in Priory Road. The Committee also expressed its full support for the refusal reasons submitted by Epping Forest District Council.

- 63.1.2 EPF/1997/15 – Bridge House, Roding Road, Loughton IG10 3ED – Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block (Appeal Ref no: APP/J1535/W/16/3152224) – Min no PL770.1**

The Committee expressed its full support for the refusal reasons submitted by Epping Forest District Council.

- 63.1.3 EPF/2224/15 – 12 Marjorams Avenue, Loughton IG10 1PT – Certificate of Lawful Development for proposed completion of previously approved (planning permission EPF/0674/74) but not fully completed two-storey rear and side extension with garage (Appeal ref no: APP/J1535/X/16/3155307) – Min no PL780.3**

The Committee NOTED the information received from Epping Forest District Council.

- 63.1.4 EPF/2674/15 – Loughton Hall, Rectory Lane, Loughton IG10 3RU – Proposed 2 storey extension (with a further floor contained in the roof space), partial demolition of existing single storey building adjoining proposed extension, and demolition of existing outbuilding located in the area of the extension (Appeal ref no: APP/J1535/W/16/3153714) – Min no PL827.1**

The Committee reiterated its previous objection and supported the refusal reasons submitted by Epping Forest District Council.

- 63.1.5 EPF/0241/16CA – 58 York Hill, Loughton IG10 1JA – Formation of an off street parking area in the front garden with perimeter retaining walls, additional landscaping, and the provision of a 3 metres wide opening onto York Hill (Appeal ref no: APP/J1535/D/16/3154349) – Min no PL878.1**

The Committee NOTED the information received from Epping Forest District Council.

- 63.2 Amended plans – EPF/1608/16 – 57 Queens Road, Loughton IG10 1RR – Three storey rear extension. Single storey side extension. Ridge raised 500mm – Min no PL45.1.**

The Committee NOTED the information received from Epping Forest District Council that the amended plans had reduced the depth of the first and second floors by 2 metres and 1 metre respectively.

In light of these revisions, the Committee AGREED to withdraw its objection.

PL64 Essex County Council – Pre-application Consultation – CC/EPF/20/16/PRE – White Bridge County Primary School, Greensted Road, Loughton IG10 3DR – Description of the proposal: Proposed expansion from 2FE to 3FE school with associated new build extension (circa 700m2 new floor space) and associated landscaping and parking works

The Committee had NO OBJECTION, but would have preferred the new extension to have more synergy with the existing building. Members also supported the replacement of the lost tree.

PL65 Epping Forest District Council – Hackney Carriage & Private Hire Licensing Consultation 2016

The Committee considered the proposed revisions that had been necessary to meet the changes in legislation.

Members fully supported the requirement for drivers to have medicals carried out by a doctor who had access to their medical records. However, they would not wish for advertising on vehicles to be any more prominent than allowed for by the existing restrictions.

PL66 Planning Applications

66.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1638/16

Officer: Jonathan Doe

Applicant Name: Mr Will Lawrence

Planning File No:

Location: 5 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Part single, part two storey rear extension. Loft conversion with dormer windows to front and back. Replacing and enlarging windows in the front elevation.

The Committee had NO OBJECTION, but commented that the front dormer was not sympathetic to the street scene and considered that the development at the rear appeared overbearing to the neighbour at no 4 Eleven Acre Rise because of its bulk.

Application No: EPF/1695/16

Officer: Nicola Dawney

Applicant Name: Mr & Mrs A Flowers

Planning File No: 003740

Location: 86 Tycehurst Hill, Loughton IG10 1DA

Proposal: Ground floor and first floor front rear and side extensions. Remodelled roof and elevations. Solar panels, extended drive access and crossover. Raised rear patio.

The Committee OBJECTED to the proposals owing to concerns about the impact on the neighbour at 88 Tycehurst Hill. The bulk and height, particularly of the proposed front first storey, could reduce light to their downstairs lounge (the nearest room to the proposed extension).

Application No: EPF/1832/16

Officer: David Baker

Applicant Name: Mr Baldish Kaur

Planning File No: 011209

Location: 11 Broadstrood, Loughton IG10 2SB

Proposal: Erection of first floor side extensions, loft conversion with rear dormer windows, and alterations to front elevation, (as an amendment to previously approved EPF/0344/15).

The Committee had NO OBJECTION to this application.

Application No: EPF/1843/16

Officer: Jonathan Doe

Applicant Name: Mrs Selina Williams

Planning File No: 024791

Location: 143 River Way, Loughton IG10 3LN

Proposal: Single storey ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1856/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs Colin Holdway

Planning File No: 013146

Location: 14 Whitehills Road, Loughton IG10 1TS

Proposal: Front porch roof extended over front of garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1881/16

Officer: Robin Hellier

Applicant Name: Mr David Dalladay

Planning File No:

Location: 78 Brooklyn Avenue, Loughton IG10 1BN

Proposal: TPO/CH1/02/70 A2. T1: Field Maple - Height reduction 4m, spread by 2m. T2: Hornbeam - reduce height by 4m, spread by 3m.

T4: Hornbeam - reduce to match T1 & T2.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1889/16

Officer: Moses Ekole

Applicant Name: Mr Claude Goodman

Planning File No: 024795

Location: 110 Roding Road, Loughton IG10 3EJ

Proposal: Demolish garages at rear of 110 and 112 Roding Road and erect two replacement garages.

The Committee had NO OBJECTION to this application but requested a condition that the use of the replacement garages should be ancillary to the main houses.

Application No: EPF/1891/16
Officer: Moses Ekole
Applicant Name: Mr & Mrs Holmes
Planning File No: 004128
Location: 34 Harwater Drive, Loughton IG10 1LW
Proposal: Demolish garage. Single storey side and rear extension. First floor extension to infill at front corner.

The Committee had NO OBJECTION to this application.

Application No: EPF/1905/16CA
Officer: Moses Ekole
Applicant Name: Mr Rob Lyle
Planning File No: 025090
Location: 75 York Hill, Loughton IG10 1HZ
Proposal: Demolition of existing garage and erection of new garage with pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1914/16
Officer: Moses Ekole
Applicant Name: Miss Deborah Staplehurst
Planning File No: 024797
Location: 31 Colebrook Lane, Loughton IG10 2HJ
Proposal: Two storey side extension.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application as it was considered too bulky and detrimental to the street scene as it could have a terracing effect.

Application No: EPF/1922/16
Officer: Marie-Claire Tovey
Applicant Name: Mr A Walker
Planning File No: 004954
Location: Unit 15 Oakwood Hill Industrial Estate, Loughton IG10 3TZ
Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2197/15 (Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); forming a business incubator development of 34 units based on reconditioned shipping containers).

The Committee had NO OBJECTION to this application.

Application No: EPF/1932/16
Officer: Ian Ansell
Applicant Name: Mr Peter Roffey
Planning File No: 002564
Location: 1 Torrington Gardens, Loughton IG10 3TB
Proposal: Proposed residential development to create 2 x maisonettes with private gardens and allocated parking spaces and bike stores.

The Committee had NO OBJECTION to this application but expressed concern about the impact on the street scene and acknowledged that this proposal could be considered garden grabbing.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

The Committee AGREED to consider the next two applications together.

Application No: EPF/1937/16
Officer: David Baker
Applicant Name: Mr Keith Stafford
Planning File No: Bus Shelters
Location: Bus Shelter on pavement outside Barclays Bank, near 207 High Road, Loughton IG10 1AZ
Proposal: Advertisement consent for proposed internally illuminated digital panel forming integral part of bus shelter.

Application No: EPF/1938/16
Officer: David Baker
Applicant Name: Mr Keith Stafford
Planning File No: 001756
Location: Bus Shelter on pavement outside Pink Accessories Ltd, 252A High Road Loughton IG10 1RB
Proposal: Advertisement consent for proposed 1x digital panel forming integral part of bus shelter.

The Committee NOTED the contents of letters of concern.

The Committee OBJECTED to the proposals for digital panels on these bus shelters in the High Road, citing light pollution and concern for the road safety implications.

Application No: EPF/1942/16
Officer: David Baker
Applicant Name: I Umarji
Planning File No: 024802
Location: Robert Green Hairdressers, 143 High Road, Loughton IG10 4LT
Proposal: New shop front, including provision of second door giving High Road access to flat above shop.

The Committee had NO OBJECTION to this application.

Application No: EPF/1953/16
Officer: Robin Hellier
Applicant Name: Mr Barry Rosenbloom
Planning File No: 011207
Location: 21 Brook Road, Loughton IG10 1BW
Proposal: TPO/CHI/02/70 A3. T2: Ash - remove lowest lateral over drive and reduce remainder by 2m. T3: Ash - reduce overhang by 2m and crown lift to 5m over footpath.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any

application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/1967/16

Officer: Jonathan Doe

Applicant Name: Spring Grove Ltd

Planning File No: 006706

Location: 51 High Road, Loughton IG10 4JE

Proposal: A new 2.5 storey, 3 bedroom dwelling to the rear of 51 High Road, Loughton IG10 4JE, with associated parking and amenity.

The Committee OBJECTED to this application. It was an overdevelopment of the site given the confusion resulting from the duplication of the amenity space allowed for by the previously granted application, EPF/0439/16.

Application No: EPF/1969/16

Officer: David Baker

Applicant Name: Mr Kishor Chudasama

Planning File No: 000854

Location: 352 Willingale Road, Loughton IG10 2BW

Proposal: Retention of single storey ground floor rear extension (as an amendment to EPF/3268/15 which gave approval to a ground floor rear extension and two storey side extension).

The Committee deplored this retrospective application and OBJECTED to the single storey ground floor extension which had already been built.

Application No: EPF/1985/16

Officer: Ian Ansell

Applicant Name: Mrs N Beshirova

Planning File No: 024810

Location: 12 The Beacons, Loughton IG10 2SQ

Proposal: Proposed replacement dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/2062/16

Officer: David Baker

Applicant Name: CTIL and Telefonica UK Ltd

Planning File No: TEL1

Location: Grass verge, north side of Borders Lane, approx. 50m from the junction with Traps Hill, Loughton IG10 3QT

Proposal: Prior approval determination for a telecommunications installation consisting of the erection of a 15 metre high street works pole with 2 dishes, and two ground level cabinets.

The Committee NOTED the contents of a letter of concern.

The Committee reiterated its previous comments made in the pre-application discussion:

The Committee considered a green coloured monopole set further back from the road would be preferable to blend in against a backdrop of numerous trees and hedgerows. Members would like to see additional planting to provide screening to the proposed cabinets. The Committee suggested this site should be used as a replacement for the existing Oak View School site not used as an additional site.

66.2 Deemed Permission– provided for information only: EPF/1188/16, EPF/1892/16, EPF/1920/16

The Committee NOTED the information received from Epping Forest District Council.

66.3 Others – provided for information only – EPF/1848/16, EPF/1869/16, EPF/1915/16, EPF/1928/16, EPF/2027/16 and EPF/2048/16

The Committee NOTED the information received from Epping Forest District Council.

PL67 Decisions

67.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL68 Licensing Applications

No licensing applications had come to the attention of officers.

PL69 Enforcement and Compliance

No reports were available for this meeting.

Signed:.....

Date: 5 September 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 September 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

2 members of the public

The Committee AGREED to bring forward application EPF/1990/16, 2 Connaught Avenue, to follow agenda item 3, as a member of the public had registered to speak.

PL70 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens.

PL71 Declarations of Interest

Cllrs Abraham, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in item EPF/1990/16 owing to comments received from the Loughton Residents Association Plans Group:

PL72 Confirmation of Minutes

The Minutes of the meeting held on 22 August 2016 amended from those circulated to read, 63.2 Amended plans – EPF/1608/16 – 57 Queens Road, Loughton IG10 1RR, were CONFIRMED as a correct record and signed by the Chairman.

PL73 Planning Applications

The following application was considered.

Application No: EPF/1990/16

Officer: David Baker

Applicant Name: Mr Robert Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Demolition of existing building and erection of a part 2 and part 3 storey building containing six 2 bedroom flats, with provision of 6 ground level car spaces. (The application is for approval of the building shape (bulk, mass volume), and door and window openings - with materials to elevational treatment to be conditioned as part of any planning approval.)

The Committee NOTED the contents of two letters, one of objection and one of concern.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. It was considered an overdevelopment of the site that lacked adequate parking facilities with only six spaces being provided. Members commented that they liked the design of the apartment building.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

PL74 Matters for Report

74.1 Notices of Appeal:

74.1.1 EPF/2597/15 – Flat C, 66A Valley Hill, Loughton IG10 3AT – Retrospective application for studio flat on second floor (Appeal ref no: APP/J1535/W/16/3152859) – Min no PL809.1

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application. Members deplored this retrospective application for an existing studio flat in the roof space of two existing flats, approved under planning application EPF/2384/10. It seemed that all three flats had been constructed at the same time as one project, yet this retrospective application did not appear to cater for any additional off-street parking nor amenity space.

Members also viewed the plans for EPF/2384/10 which showed a total of five off-street parking spaces in the rear garden of 66A Valley Hill accessed via The Meadway (at the junction of The Meadway and Valley Hill) by the construction of two new crossovers. In fact, the Committee NOTED with concern two parking spaces without crossovers had been created without permission at the front of the properties with access gained from Valley Hill by: (a) driving across the pavement and; (b) across a grass verge. There was also a lamppost on the pavement between these parking places and pedestrian refuge in the centre of Valley Hill opposite the parking places. This unapproved arrangement seemed quite unsuitable and potentially dangerous as Valley Hill was a very busy road and particularly so at this point with traffic movements to and from The Meadway which acted as a feeder road to other roads in the area. It was also a main pedestrian route, and traffic route, for children and parents going to and from White Bridge Community Primary School.

In respect of amenity space the approved permission provided for a garden for flat 66B, where the two parking spaces, described above, were now located. In addition this garden area should, as part of the approved plans, have been the location for a replacement magnolia tree which had to be removed to make way for the development.

The garden for 66A (note the address would appear to be 66A, 66a or Flat A), should according to the approved plans have been at the rear of the property and showed additional new planting, none of which appeared to have been carried out.

However, if the Planning Inspector was minded to allow the appeal, members asked whether consideration could be given to the need for extra parking and amenity space for the additional flat.

- 74.1.2 EPF/0617/16 – 60 Tycehurst Hill, Loughton IG10 1DA – Replacement dwelling house with basement and roof accommodation (amended design to EPF/0504/15 to include extension of first and second floors to rear) (Appeal ref no: APP/J1535/W/16/3152357) – Min no PL906.1**

The Committee restated its previous comments made on this application, which were:

The Committee OBJECTED to this application which was considered an overdevelopment of the site and overbearing on the neighbours.

- 74.2 Amended plans – EPF/1684/16CA – 1 Kings Green, Loughton IG10 1RJ – Single storey rear extension, first floor infill extension and alterations to front porch – Min no PL45.1**

The Committee NOTED the information received from Epping Forest District Council that the amended plans clarified the proposed fenestration, which would match the other cottages in the conservation area.

The Committee AGREED to withdraw its previous objection.

PL75 Planning Applications

- 75.1** The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1164/16

Officer: Jonathan Doe

Applicant Name: Mr H S Sanghera

Planning File No: 024210

Location: 61 Deepdene Road, Loughton IG10 3PH

Proposal: Demolition of garage and single storey side extension, erection of one bedroom house at end of resulting terrace.

The Committee reiterated its previous comments made on application EPF/0163/15, which were:

The Committee OBJECTED to this application which was considered an overdevelopment of the site and would leave inadequate private amenity space for the occupants of the two bedroom property proposed.

Furthermore, members expressed concern at possible noise nuisance from the rear garden of this proposed house, to the neighbours at no 22 Cherston Road.

Application No: EPF/1414/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Steve and Jenny Richards

Planning File No: 002891

Location: 60 Brooklyn Avenue, Loughton IG10 1BN

Proposal: Single storey front extension, ground floor side extension under existing 1st floor extension with new pitched roof above, single storey rear extension, and loft conversion with rear dormer and front rooflights.

The Committee expressed concern for the loss of privacy and overlooking of the neighbours from the rear dormer window proposed.

Application No: EPF/1709/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Dan Simpson

Planning File No: 016192

Location: 24 Greengates, Albion Hill, Loughton IG10 4RD

Proposal: Variation of condition 3 'Plan nos' of planning permission EPF/3120/15 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to enable approved sun shade to be used as a balcony on rear elevation.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties downslope at the rear, in particular, Thurlestone in Pollards Close and The Chestnuts, in Oaklands off Warren Hill.

Application No: EPF/1762/16

Officer: Jonathan Doe

Applicant Name: Mr Duncan Harriss

Planning File No: 018307

Location: 9 Pyrles Lane, Loughton IG10 2NW

Proposal: Proposed first floor side extension with a gable end roof, loft extension with rear dormer and 5 roof lights to the front elevation.

The Committee OBJECTED to this application, which was considered detrimental to the streetscene on the following grounds:

1. The five roof lights at the front of the loft conversion, which would also set a precedent.
2. The gable end roof which would create a terracing effect and loss of symmetry to the neighbouring properties.

Furthermore, the Committee was concerned the rear dormer would cause loss of privacy and overlook the adjacent neighbouring properties and those at the rear in Englands Lane.

Application No: EPF/1979/16CA

Officer: Moses Ekole

Applicant Name: Mr Bob Milnes

Planning File No: 002734

Location: The Oaks, Whitakers Way, Loughton IG10 1SQ

Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1981/16

Officer: Moses Ekole

Applicant Name: Mr Paul Wahome

Planning File No: 000179

Location: 67 Colebrook Lane, Loughton IG10 2HN

Proposal: Garage conversion to habitable room and storage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1991/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs Richard and Liz Sales

Planning File No: 024811

Location: 35 Marjorams Avenue, Loughton IG10 1PU

Proposal: Part two storey rear extension (with 2nd storey partially contained within roof slope) and part single storey rear extension. Side roof light.

The Committee expressed concern for the neighbouring property at no 33 Marjorams Avenue owing to the size of the rear extension.

Application No: EPF/2024/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs L Munro

Planning File No: 024827

Location: 24 The Uplands, Loughton IG10 1NH

Proposal: Rear single storey extension with roof lantern, and street elevation alterations including provision of projecting roof in front of porch and garage.

The Committee was concerned by the additional front door proposed, which could be used to facilitate a separate dwelling. However, if the District Council was minded to grant this application, members asked for a condition to ensure the house remained one dwelling.

Application No: EPF/2035/16

Officer: Ian Ansell

Applicant Name: Mr East, Thames Housing Group

Planning File No: 024816

Location: Land and garages Kirby Close, Loughton IG10 3BA

Proposal: 4 affordable homes with 10 parking spaces.

The Committee had NO OBJECTION to this application.

Application No: EPF/2061/16

Officer: Robin Hellier

Applicant Name: Mr Meredith Huston

Planning File No: 001347

Location: 1 Salcombe Park, High Road, Loughton IG10 4QT

Proposal: TPO/EPF/09/90 T2 & T3: Ash - Reduce branches over neighbour's garage by 3.5m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2067/16

Officer: Moses Ekole

Applicant Name: Mr Joshua Prince

Planning File No: 010884

Location: 36 Broadstrood, Loughton IG10 2SB

Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2072/16
Officer: Moses Ekole
Applicant Name: Mrs Hilary Corbett
Planning File No: 022586
Location: 18 Harwater Drive, Loughton IG10 1LW
Proposal: Single storey rear and side extension and first floor front extension.

The Committee had NO OBJECTION to this application.

75.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2142/16
Officer: Robin Hellier
Applicant Name: Mr Crosby
Planning File No: 013763
Location: 54 Baldwins Hill, Loughton IG10 1SF
Proposal: Baldwins Hill Conservation Area. T1: Cypress - Fell.
T2: Birch-reduce height by 6m and laterals by 3m.
T3: Cherry-reduce to 15ft high and shape.
T4: Dwarf conifer-reduce height by 4m.
T5: Spruce-reduce height to 1m below previous pruning point and reduce laterals by 2.5m.

The Committee expressed concern for the felling of the protected tree T1, Cypress.

75.3 Deemed Permission– provided for information only:

Application No: EPF/1490/16
Officer: Mavis Bird
Applicant Name: Ms Paula Barron
Planning File No: 008101
Location: 45 Church Hill, Loughton IG10 1QP
Proposal: Certificate of Lawful Development for proposed extension.

The Committee NOTED the information received from Epping Forest District Council.

Application No: EPF/2102/16CA
Officer: Jonathan Doe
Applicant Name: Mrs Hannah Martin
Planning File No:
Location: 19 Baldwins Hill, Loughton IG10 1SF
Proposal: Certificate of Lawful Development for proposed garage conversion.

The Committee NOTED the information received from Epping Forest District Council.

75.4 Others – provided for information only – EPF/2001/16, EPF/2008/16, EPF/2051/16, EPF/2079/16, EPF/2091/16 and EPF/2255/16

The Committee NOTED the information received from Epping Forest District Council.

PL76 Decisions

76.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL77 Licensing Applications

No licensing applications had come to the attention of officers.

PL78 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 25 July – 5 August and 8 – 19 August 2016.

Signed:.....

Date: 19 September 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 September 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

11 members of the public

The Committee AGREED to bring forward the following applications:

EPF/2042/16, Royal Oak, and EPF/2134/16, 6A High Road, to follow agenda item 3, as members of the public had registered to speak.

EPF/2257/16, 70 Church Lane to follow EPF/2174/16, land to rear of 2 The Avenue, at agenda item 5.1, as Cllr Angold-Stephens would be leaving the meeting when these planning applications were considered.

PL79 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Latchford.

PL80 Declarations of Interest

Cllr Angold-Stephens declared a pecuniary interest in EPF/2174/16 as she lived close by, and EPF/2257/16 as she knew the applicant.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/1884/16, EPF/2042/16 and EPF/2174/16

PL81 Confirmation of Minutes

The Minutes of the meeting held on 5 September 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL82 Planning Applications

The following applications were considered.

Application No: EPF/2042/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Steve Hancocks

Planning File No: 012453

Location: Royal Oak, Forest Road, Loughton IG10 1EG

Proposal: Partial demolition and extension of the former Royal Oak Public House and change of use to provide 5 flats, demolition of 171 Smarts Lane and redevelopment for 9 flats, and associated parking and landscaping (14 flats in total).

The Committee NOTED the contents of twenty letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds.

The proposal was considered an overdevelopment of the site and the excessive bulk, out of character with the local area, which would cause loss of amenity to neighbours from overlooking. Members also voiced concern over the loss of the trees.

Members expressed concern that the Public Right of Way footpath was shown on the plans to be positioned in the middle of the access road to the development. This was considered to be dangerous to pedestrians using the PROW and therefore totally unacceptable and a highway safety issue.

The Committee was very concerned that the loss of parking was not taken into account into the scheme. The parking provision proposed was considered inadequate for the number of flats and the resultant on-street parking would exacerbate the existing congestion on Smarts Lane and Forest Road.

The Committee supported a member of the public's concern that the plans did not appear to match the information given in the Design and Access Statement on the number of bedrooms of the flats in the scheme and that this should be clarified.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Application No: EPF/2134/16

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs L Wynn

Planning File No: 024655

Location: 6A High Road, Loughton IG10 4QZ

Proposal: Raising of roof to provide additional residential accommodation with front balcony (revised scheme to refused application EPF/0849/16).

A member of the public with an interest in this item addressed the meeting.

The Committee was concerned whether the proposed columns and frosted glass of the balcony would alter the visual impact of the house on the High Road.

PL83 Matters for Report

83.1 Notices of Appeal:

83.1.1 EPF/3210/15CA – 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD – Proposed single storey rear extension – revised application to EPF/1353/15 (Appeal ref no: APP/J1535/W/16/3154005) – Min no PL860.1

The Committee NOTED the information received from Epping Forest District Council.

83.1.2 EPF//0026/16CA – 1 Woodbury Hollow Cottage, Woodbury Hill, Loughton IG10 1JD – Listed building application for proposed single storey rear extension (Appeal ref no: APP/J1535/Y/16/3154010) – Min no PL860.1

The Committee NOTED that this appeal was linked to the appeal case above and had no additional documentation.

83.2 Amended plans – EPF/1914/16 – 31 Colebrook Lane, Loughton IG10 2HJ – Two storey side extension – Min no PL66.1

The Committee had NO OBJECTION to the amended plans but would prefer traditional roof tiles to match the existing properties in the road.

83.3 Epping Forest District Council Local Plan

The Committee NOTED that the draft Local Plan would be going out to consultation on 31 October 2016 for a period of six weeks. The Planning Committee Clerk reported that the dedicated website for the Local Plan was now live and could be viewed at the link below:

www.eppingforestdc.gov.uk/planningourfuture

The Committee nominated Cllr Davies to attend a meeting with the Town Clerk organised by the District Council's Planning Policy Team for 22 November 2016 at the Civic Offices to discuss the Loughton area.

83.4 Loughton Building Design Award – Min no PL848.3

The Committee AGREED to defer this item to the next meeting for further consideration on whether to raise the profile of the competition by promoting this town-wide.

PL84 Planning Applications

84.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1884/16

Officer: Ian Ansell

Applicant Name: Mr James Lawlor

Planning File No: 007759

Location: Multiyork Furniture, 165A High Road, Loughton IG10 4LF

Proposal: Change of Use from Retail to A2.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but deplored the Change of Use and loss of another A1 retail unit.

Application No: EPF/1904/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Mark Freeman

Planning File No: 009244

Location: Land to the rear of Hatfield House, E15 Acting School, Rectory Lane, Loughton IG10 3RY

Proposal: Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highways works.

The Committee had NO OBJECTION to this application.

Application No: EPF/2049/16

Officer: David Baker

Applicant Name: Mrs Rochelle Chapman

Planning File No: 016801

Location: Redmill, 16 The Summit, Loughton IG10 1SW

Proposal: Erection of hipped roofs above existing flat roof dormer windows on front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2140/16

Officer: Marie-Claire Tovey

Applicant Name: Mr D Costello

Planning File No: 024830

Location: 21 The Campus, Loughton IG10 3FB

Proposal: First floor side extension over existing double garage.

The Committee was concerned the proposal was obtrusive to the neighbours that sided onto 21 The Campus. Members also commented over the loss of visual amenity as the first floor windows and balcony emphasised the blank wall of the front elevation of the garage at ground floor level, which detracted from the streetscene.

Application No: EPF/2165/16

Officer: Robin Hellier

Applicant Name: Mr Alan Wells

Planning File No: 019827

Location: 2 Brancaster Place, Church Hill, Loughton IG10 1QN

Proposal: TPO/EPF/02/16 T2 Cedar - Reduce overhanging branches by 2ft. Reduce height by 6ft.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Cllr Angold-Stephens left the meeting and Cllr Davies took the chair for the next two items.

Application No: EPF/2174/16

Officer: Moses Ekole

Applicant Name: Mr Paul Saggars

Planning File No: 024838

Location: Land to rear of 2 The Avenue, Loughton IG10 4PT

Proposal: Two semi-detached three storey dwellings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for two town houses as this was considered an overdevelopment of the plot, as the size of the amenity space retained would be more suitable for one dwelling.

Application No: EPF/2257/16

Officer: Jonathan Doe

Applicant Name: Mrs Ute Mahmood

Planning File No: 007007

Location: 70 Church Lane, Loughton IG10 1NT

Proposal: Erection of first floor side extension.

The Committee was concerned for the resulting terracing effect that would be created and also set a precedent on the streetscene.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

Application No: EPF/2205/16
Officer: Marie-Claire Tovey
Applicant Name: Mr Mihail Sheitanov
Planning File No: 017914
Location: 4 Pyrles Green, Loughton IG10 2NP
Proposal: Two storey side and rear extension and part single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2211/16
Officer: Moses Ekole
Applicant Name: Mr Andrew Compton
Planning File No: 016280
Location: 66 Spring Grove, Loughton IG10 4QE
Proposal: Three storey side/rear extension. Single storey rear extension. Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2215/16
Officer: David Baker
Applicant Name: Mr Rob Bilsland
Planning File No: 024741
Location: 10 Swan Lane, Loughton IG10 4QW
Proposal: First floor side extension above existing garage to form additional bedroom, including provision of Juliet first floor rear balcony (amendment to refused application EPF/0542/16).

The Committee had NO OBJECTION to this application.

Application No: EPF/2217/16
Officer: Robin Hellier
Applicant Name: Mr Michael Young
Planning File No: 007998
Location: 13 Stony Path, Loughton IG10 1SJ
Proposal: TPO/EPF/04/79: T29 Ash - 3m crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2225/16
Officer: Marie-Claire Tovey
Applicant Name: Mr Ms Sampson
Planning File No: 014716
Location: 17 Chequers Road, Loughton IG10 3QE
Proposal: Two storey side extension and front canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/2226/16

Officer: Robin Hellier

Applicant Name: Mr William John Swan

Planning File No: 024847

Location: 7 Sovereign Place, 2 St Johns Road, Loughton IG10 1ER

Proposal: TPO/EPF/13/13 T2 Red Horse Chestnut - selective pruning, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2236/16

Officer: Jonathan Doe

Applicant Name: Mrs D Campbell

Planning File No: 024744

Location: 73 Meadow Road, Loughton IG10 4HY

Proposal: Rear single storey extension (reduced length), conservatory set 1m from neighbour's boundary and side first floor extension over existing utility room.

The Committee maintained its previous concern given for EPF/1528/16 over the loss of light to the neighbouring property at no 71 Meadow Road.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

Application No: EPF/2249/16

Officer: Moses Ekole

Applicant Name: Mr Daniel Rich

Planning File No: 024844

Location: 4 Ashley Grove, Staples Road, Loughton IG10 1HS

Proposal: Proposal to alter the existing roof to the side elevation from hipped to pitched and build a rear dormer extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2253/16

Officer: Robin Hellier

Applicant Name: Mrs Lisa McGee

Planning File No: 002775

Location: Saint Michael and All Angels Church, Roding Road, Loughton IG10 3EJ

Proposal: TPO/EPF/11/9 GI 7X Lombardy Poplars reduce height to previous pruning point and remove epicormic growth 8-10ft up main trunk.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2265/16

Officer: Moses Ekole

Applicant Name: Warning Ltd

Planning File No: 006779

Location: 38 Church Hill, Loughton IG10 1LA

Proposal: First floor extension including new roof and dormer window to existing detached office.

The Committee OBJECTED to this application which was considered overbearing and detrimental to the amenity of the neighbours and would overlook their rear gardens.

84.2 Deemed Permission– provided for information only:

Application No: EPF/1970/16

Officer: Marie-Claire Tovey

Applicant Name: Dr Janaki Praharaju

Planning File No: 018156

Location: 3 Hill Top Place, Hill Top Close, Loughton IG10 1PW

Proposal: Certificate of Lawful Development for proposed alteration to roof to form a new rear dormer window.

The Committee NOTED the information received from Epping Forest District Council.

84.3 Others – provided for information only – EPF/2177/16CA, EPF/2242/16, EPF/2243/16, EPF/2244/16, EPF/2245/16, EPF/2250/16 and EPF/2331/16

The Committee NOTED the information received from Epping Forest District Council.

PL85 Decisions

85.1 Decisions by Epping Forest District Council

The Planning Decisions for June to August 2016 from Epping Forest District Council were NOTED.

PL86 Licensing Applications

No licensing applications had come to the attention of officers.

PL87 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 22 August – 9 September 2016.

Signed:.....
Date: 3 October 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 October 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

10 members of the public

The meeting was preceded by the presentation by the Town Mayor of an award to Vivienne Messenger on passing the Certificate in Local Council Administration (CiLCA).

The Committee AGREED to bring forward the following application EPF/2343/16, 18 Albion Park, to follow agenda item 3, as members of the public had registered to speak.

PL88 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL89 Declarations of Interest

Cllr Davies declared a non-pecuniary interest in EPF/2343/16 as she knew one of the speakers from an event she had attended at the Loughton Arts Centre.

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/2343/16 as she knew several members of the public at the meeting.

PL90 Confirmation of Minutes

The Minutes of the meeting held on 19 September 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL91 Planning Applications

The following application was considered.

Application No: EPF/2343/16

Officer: Marie-Claire Tovey

Applicant Name: Mr K Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Demolition of existing dwelling and erection of two detached dwellings with associated car parking and vehicular access.

The Committee NOTED the contents of sixteen letters of objection.

Members of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the grounds below:

1. Overdevelopment of the site.

2. Over bulky which would leave little amenity space.
3. Out of character with the streetscene, as the proposed houses were three storeys high.
4. Existing parking problems would be compounded as this road was off Albion Hill and close to Oaklands School.

Moreover, members were concerned the ridge height was too high, which would have a detrimental impact on neighbouring properties including those to the rear and downslope in Hazelwood, from overlooking and loss of light.

However, if the District Council was minded to grant this application, the Committee asked if advice could be sought from the District Arboricultural Officer regarding the trees to be retained on the site.

The Committee AGREED to consider at agenda item 5.1 the following applications in pairs as they were for the same site:

EPF/2125/16 and EPF/2129/16

EPF/2159/16 and EPF/2164/16

PL92 Matters for Report

92.1 Loughton Building Design Award – Min no PL83.4

The Committee AGREED to raise the profile of this award scheme in the town. The Planning Committee Clerk would discuss the promotion and judging arrangements with the Town Clerk so this could be implemented.

PL93 Planning Applications

93.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2100/16

Officer: Jonathan Doe

Applicant Name: Mr N Firstford

Planning File No: 020853

Location: 45 Forest Road, Loughton IG10 1EE

Proposal: Proposed ground floor rear extension, part first floor rear extension and loft conversion, with rear dormer, and internal alterations and rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2125/16

Officer: Jonathan Doe

Applicant Name: Mr Shafiq Jivraj

Planning File No: 024853

Location: 21 The Broadway, Loughton IG10 3SX

Proposal: Change of use from A1 to A5 and advertisements.

The Committee OBJECTED to this application on the grounds of the late night hours which would pose a noise nuisance to the residents in the flats above. Furthermore, members expressed concern for highway safety as the premises was situated by a bus stop.

Application No: EPF/2129/16

Officer: Jonathan Doe

Applicant Name: Mr Shafiq Jivraj

Planning File No: 024853

Location: 21 The Broadway, Loughton IG10 3SX

Proposal: Advertisement consent for proposed 1 x fascia sign and 1 x projecting sign in connection with proposed change of use from A1 to A5.

In view of the Committee's objection to the change of use application EPF/2125/16, members were unable to consider this proposal for signage.

Application No: EPF/2159/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton IG10 3NY

Proposal: Change of use and conversion of part of existing ground floor office (Use Class B1) to a convenience store (Use Class A1) including new cladding to front elevation and new pedestrian access.

The Committee OBJECTED to this application. Members commented there was no perceived need for a convenience store in this location owing to the large number of grocery stores located close by in The Broadway, which would have an adverse impact on these shops.

Application No: EPF/2164/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: 38 Chigwell Lane, Loughton IG10 3NY

Proposal: New externally illuminated fascia signage.

In view of the Committee's objection to the change of use application EPF/2159/16, members were unable to consider this proposal for signage.

Application No: EPF/2246/16

Officer: Robin Hellier

Applicant Name: Epping Forest College

Planning File No: 002145

Location: Epping Forest College, Borders Lane, Loughton IG10 3SA

Proposal: TPO/EPF/17/88 W1. Works as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2282/16

Officer: Ian Ansell

Applicant Name: Mr Inderpal Matharu

Planning File No: 001458

Location: 8-10 High Beech Road, Loughton IG10 4BL

Proposal: 5mm thick printed Foamex board advert to side flank wall of 8-10 High Beech Road - facing Council's public car park.

The Committee deplored this retrospective application. Members were concerned that the large banner defaced this side of the house used as business premises and would prefer a smaller sign.

Application No: EPF/2304/16
Officer: Moses Ekole
Applicant Name: Mr Hardip Ubhi
Planning File No: 001241
Location: 3 The Heights, Loughton IG10 1RN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2310/16
Officer: David Baker
Applicant Name: Mr Steven Shellard
Planning File No: 013862
Location: 43 Wellfields, Loughton IG10 1PA
Proposal: Installation of railings on top of existing front boundary wall plus provision of automatic gates across front vehicular access to property.

The Committee OBJECTED to this application which was considered intrusive on the streetscene and out of keeping with neighbouring properties. There was concern that the railings would impose on the neighbours at no 45 Wellfields owing to the downward gradient of the land and would destroy the open aspect on this side of the road.

Application No: EPF/2320/16CA
Officer: Robin Hellier
Applicant Name: Mr Arthur Catterall
Planning File No: 004797
Location: Forest Edge, 61 York Hill, Loughton IG10 1HZ
Proposal: T1: Yew - Crown reduction to smaller size but same shape.
T2: Robinia - 50% Crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2347/16
Officer: David Baker
Applicant Name: Mr Aiden Garner
Planning File No: 000220
Location: 45 Alderton Hill, Loughton IG10 3JD
Proposal: Erection of entrance gates, wall and railings on front boundary.

The Committee had NO OBJECTION to this application but would like additional planting of native species to soften the impact of the front boundary treatment on the streetscene and lessen any undue urbanisation that would result from this proposal.

Application No: EPF/2348/16
Officer: Moses Ekole
Applicant Name: Mr Ozan Ahmet
Planning File No: 023998
Location: 10 Honeycroft, Loughton IG10 3PR
Proposal: Single storey side extension (approved) with a revised roof line.

The Committee had NO OBJECTION to this application.

Application No: EPF/2375/16
Officer: Jennifer Cordell
Applicant Name: Mr Daniel Fletcher
Planning File No: 024856
Location: 39 River Way, Loughton IG10 3LJ
Proposal: Single storey rear extension and raised patio area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2382/16
Officer: Moses Ekole
Applicant Name: Mr Zafar Iqbal
Planning File No: 014069
Location: 23 Alderton Hill, Loughton IG10 3JD
Proposal: Proposed first floor front extension and associated alterations to the front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2383/16
Officer: Jennifer Cordell
Applicant Name: Mr & Mrs A Akhazzan
Planning File No: 005842
Location: 13 Forest Road, Loughton IG10 1EB
Proposal: Proposed demolition of part of existing rear 2 storey structure. Proposed conversion of premises into 2 no self-contained flats including reconstruction of external walls and ground floor level and installation of balustrading to balcony.

The Committee had NO OBJECTION to this application but was concerned that no parking provision whatsoever had been factored into the scheme. This would exacerbate the existing on-street parking congestion in Forest Road and Clifton Road.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Application No: EPF/2403/16
Officer: Robin Hellier
Applicant Name: Mr & Mrs Martin Jaycock
Planning File No: 008194
Location: Dragons, Nursery Road, Loughton IG10 4DZ
Proposal: TPO/CHI/04/70 A1. T2: Coastal Redwood - Fell.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/2419/16

Officer: Robin Hellier

Applicant Name: Mrs Debra Date

Planning File No: 000351

Location: Bryony Close, Loughton IG10 3PG

Proposal: TPO/EPF/27/93. T2: Poplar - Fell. T10: Poplar - Install brace and remove elder growing through union. Deadwood other trees as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2500/16

Officer: Robin Hellier

Applicant Name: MWA Arboriculture Limited

Planning File No: 020537

Location: 9 Coles Green, Loughton IG10 2QS

Proposal: TPO/EPF/22/84/A1. TG1: Oak - Fell all Turkey Oaks within 17m of building.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Members also ASKED if suitable planting of replacement trees of native species could be accommodated in this adjoining site as this was green belt land.

93.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

Application No: EPF/2294/16

Officer: Robin Hellier

Applicant Name: Arrowsmith

Planning File No: 016133

Location: 49 Baldwins Hill, Loughton IG10 1SF

Proposal: TPX - Baldwins Hill Conservation Area. Cut down large T2 Cypress located at the rear garden.

The Committee NOTED the information received from Epping Forest District Council.

93.3 Others – provided for information only – EPF/2378/16, EPF/2407/16 and EPF/2478/16

The Committee NOTED the information received from Epping Forest District Council.

PL94 Decisions

94.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL95 Licensing Applications

No licensing applications had come to the attention of officers.

PL96 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 12 – 30 September 2016.

Signed:.....

Date: 17 October 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 October 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Also in attendance

Councillors: D Wixley

Officer: Vivienne Messenger, Planning Committee Clerk

15 members of the public

The Committee AGREED to bring forward the following applications EPF/2423/16, 19 Shaftesbury, and EPF/2516/16, 17 Newnham Close, to follow agenda item 3, as members of the public had registered to speak.

PL97 Apologies for Absence

No apologies for absence were received.

PL98 Declarations of Interest

Cllr Cochrane declared a pecuniary interest in EPF/2423/16 as she lived in the road.

Cllr Davies declared a personal interest in EPF/2422/16 as she had recently met the applicant's wife, who mentioned this application.

The Committee declared a non-pecuniary interest in EPF/2387/16, as the architect was known to the Council.

Cllr Wixley stated he was a non-voting member of this Committee. He also declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford, Murphy and Wixley declared a non-pecuniary interest in EPF/2423/16 owing to comments received from the Loughton Residents Association Plans Group.

PL99 Confirmation of Minutes

The Minutes of the meeting held on 3 October 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL100 Planning Applications

The following applications were considered.

Cllr Cochrane left the meeting.

Application No: EPF/2423/16

Officer: Jonathan Doe

Applicant Name: Mr Joey Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton IG10 1HN

Proposal: Removal of existing double width garage and erection of a new dwelling.

The Committee NOTED the contents of eighteen letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds.

1. The proposal was considered to be garden grabbing contrary to National Planning Policies.
2. The lack of private amenity space to be retained was considered inadequate and its small size would set a precedent.
3. Neighbouring properties in Shaftesbury would be overlooked and also those at the rear in Forest Road, as it was reported that trees on this site boundary had recently been removed.
4. The removal of the front garden to facilitate off-street parking to both no 19 Shaftesbury and the new dwelling was out of keeping with the open aspect of the road and detrimental to the streetscene.
5. The symmetry of the semi-detached houses would be lost as they would become terraced houses.

However, if the District Council was minded to approve this development then the Committee asked if all permitted development rights could be removed.

Cllr Cochrane rejoined the meeting.

Application No: EPF/2516/16

Officer: Jonathan Doe

Applicant Name: Mr Alex Dyke

Planning File No: 002482

Location: 17 Newnham Close, Loughton IG10 4JG

Proposal: Installation of a detached timber garden room.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application but requested a condition to ensure ancillary use of the timber garden room with the main house only.

PL101 Matters for Report

101.1 Amended plans – EPF/1214/16 – 17 Algiers Road, Loughton IG10 4NG – Siting of a mobile home for use "granny annexe" – Min no PL45.1

The Committee viewed the amended plans but reiterated the previous comments made, which were:

The Committee OBJECTED to this application which was considered a garden grabbing proposal contrary to National Planning Policies. There was also concern for the loss of amenity to neighbours.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of the mobile home with the main dwelling only.

101.2 Withdrawn application – EPF/2174/16 – Land to rear of 2 The Avenue, Loughton IG10 4PT – Two semi-detached three storey dwellings – Min no PL84.1

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL102 Planning Applications

102.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1830/16

Officer: Stephan Solon

Applicant Name: Mr Maskell

Planning File No: 020516, 001228

Location: Rear of Alandale Scaffolding, Langston Road, Loughton IG10 3TQ

Proposal: Construction of vehicular parking area and access road.

The Committee had NO OBJECTION to this application.

Application No: EPF/2068/16

Officer: Moses Ekole

Applicant Name: Mrs Maureen Pickston

Planning File No: 017525

Location: 69 Southview Road, Loughton IG10 3LQ

Proposal: Rear conservatory.

The Committee OBJECTED to this application owing to the loss of amenity to the neighbouring properties, nos 67 and 71 Southview Road.

However, members commented that the plans were confusing as to whether it was an already built extension onto which a new conservatory was being added, or whether the applicant was proposing to incorporate the previous permission for building consent for the rear extension.

Application No: EPF/2075/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Jamie and Tina Marns

Planning File No: 024862

Location: 17 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Construct new driveway. Loft conversion (including rear dormer). Front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2228/16

Officer: Ian Ansell

Applicant Name: Mr & Mrs D Oliver

Planning File No: 018025

Location: Forest House, Nursery Road, Loughton IG10 4EA

Proposal: Ground floor single-storey kitchen and study/bedroom extension; and second floor bedroom extension above existing first floor (revision to EPF/1733/14 not yet implemented).

The Committee OBJECTED to this application as the building scheme was considered to be:

- an overdevelopment of the plot;
- out of keeping with surrounding properties and detrimental to the streetscene;
- harmful to the design of the existing house; and
- would overlook the neighbour at no 56 Upper Park.

Application No: EPF/2370/16

Officer: Jennifer Cordell

Applicant Name: Mr Bill Bassi

Planning File No: 017578

Location: 14 Park Hill, Loughton IG10 4ES

Proposal: Ground floor rear extension; roof alteration with a loft conversion.

The Committee OBJECTED to this application and reiterated its previous comments made for application EPF/0070/16 which were:

The Committee considered the amended plans and OBJECTED to this application. Members were concerned the proposed works would result in an overdevelopment of a small site, which would be overbearing to the neighbours and overlook the properties at the rear in Cloverleys.

Application No: EPF/2379/16

Officer: Jennifer Cordell

Applicant Name: Mr Zakariya Hasmat-Ali

Planning File No: 008937

Location: 6 Stanmore Way, Loughton IG10 2SA

Proposal: 1st floor extension to existing dwelling.

The Committee was concerned by the proposed white render at first floor level that did not blend in with the brickwork of the main/original house, and was considered to be detrimental to the streetscene.

Application No: EPF/2387/16

Officer: Ian Ansell

Applicant Name: Mr Paul Siani

Planning File No: 001361

Location: 89 Spring Grove, Loughton IG10 4QE

Proposal: Two storey side extension and basement to create space for a gym. External staircase to have a glass roof over. Widening the existing driveway. Minor amendment to approved application: EPF/0945/16.

The Committee considered the amended set of plans and expressed concern for the visual impact of the proposed works on the streetscene, as this house was situated in a prominent corner position.

Cllr Davies left the meeting.

Application No: EPF/2422/16
Officer: Moses Ekole
Applicant Name: Mr Craig Curren
Planning File No: 024428
Location: 6 Prescott Green, Loughton IG10 2AQ
Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Cllr Davies rejoined the meeting.

Application No: EPF/2445/16
Officer: Jonathan Doe
Applicant Name: Mr Robin Minchin
Planning File No: 024526
Location: Flat C, 66 Valley Hill, Loughton IG10 3AT
Proposal: Retrospective application for studio flat on second floor.

The Committee deplored this retrospective application. Members OBJECTED to this application, which was considered an overdevelopment of the site. With reference to EPF/2597/15, members remained concerned by the lack of parking provision and private amenity space, and questioned whether there was now sufficient provision on these issues for the three flats. Members also commented about the lack of windows in the built studio flat.

Noting the previous application EPF/2384/10 included a tree planting scheme, the Committee expressed doubt whether the magnolia tree, shown on the current plan, would be planted on the site.

Application No: EPF/2459/16
Officer: Jennifer Cordell
Applicant Name: Mr M Baker
Planning File No: 024860
Location: 11 Rookwood Gardens, Loughton IG10 2DQ
Proposal: Erection of single storey front, single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2492/16CA
Officer: Moses Ekole
Applicant Name: Mr Rob Lyle
Planning File No: 025090
Location: 75 York Hill, Loughton IG10 1HZ
Proposal: Demolition of existing garage and erection of new garage with pitched roof and clock tower.

The Committee had NO OBJECTION to this application.

102.2 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications).

Application No: EPF/2404/16

Officer: Nicola Dawney

Applicant Name: Mr Piotr Alexandrowicz

Planning File No: 024859

Location: 15 Ibbetson Path, Loughton IG10 2AS

Proposal: Certificate of Lawful Development for a loft conversion with rear dormer and hip to gable extension and rooflights to front.

The Committee NOTED the information received from Epping Forest District Council.

Application No: EPF/2460/16

Officer: Jennifer Cordell

Applicant Name: Mr M Baker

Planning File No: 024860

Location: 11 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer.

The Committee NOTED the information received from Epping Forest District Council.

Application No: EPF/2461/16

Officer: Corey Isolda

Applicant Name: Mr & Mrs Rob and Lorraine Hamley

Planning File No: 019301

Location: 106 Smarts Lane, Loughton IG10 4BS

Proposal: Certificate of Lawful Development for proposed single storey rear/side extension.

The Committee NOTED the information received from Epping Forest District Council.

Application No: EPF/2512/16

Officer: Corey Isolda

Applicant Name: Mr Ian Burst

Planning File No: 024866

Location: 16 Roding Gardens, Loughton IG10 3NH

Proposal: Certificate of Lawful Development for proposed single storey rear extension and garage conversion.

The Committee NOTED the information received from Epping Forest District Council.

102.3 Others – provided for information only – EPF//2488/16 and EPF/2571/16

The Committee NOTED the information received from Epping Forest District Council.

PL103 Decisions

103.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL104 Licensing Applications

No licensing applications had come to the attention of officers.

PL105 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 3 – 7 October 2016.

Signed:.....

Date: 31 October 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 31 October 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford
B Cohen (as substitute for J Angold-Stephens)

Also in attendance

Councillors: D Wixley

Officer: Vivienne Messenger, Planning Committee Clerk

2 members of the public

PL106 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Murphy. The Planning Committee Clerk reported that Cllr Cohen was nominated as Cllr Angold-Stephen's substitute for this meeting.

PL107 Declarations of Interest

Cllr Wixley stated he was a non-voting member of this Committee. He also declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time. He also declared a non-pecuniary interest in agenda item 5, Essex County Council application CC/EPF/47/16 White Bridge Primary School, as he was an associate governor of the school.

Cllr Cohen declared a non-pecuniary interest in EPF/1087/16 as she lived nearby.

Cllrs Abraham, Cochrane, Cohen, Davies, Downing, Latchford and Wixley declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/1087/16, EPF/2259/16 and EPF/2548/16

PL108 Confirmation of Minutes

The Minutes of the meeting held on 17 October 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL109 Planning applications

The Committee agreed to bring forward the following item as members of the public were interested in this application.

Application No: EPF/2444/16

Officer: Jonathan Doe

Applicant Name: Christofi

Planning File No: 024871

Location: 63 Baldwins Hill, Loughton IG10 1SN

Proposal: Proposed single storey ground floor front extension and internal alterations including utility room within part of integral garage.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

PL110 Matters for Report

110.1 Amended plans – EPF/2370/16 – 14 Park Hill, Loughton IG10 4ES – Ground floor rear extension; roof alteration with a loft conversion – Min no PL102.1

The Committee considered the second set of amended plans but considered its previous comments still stood, which were:

The Committee OBJECTED to this application. Members were concerned the proposed works would result in an overdevelopment of a small site, which would be overbearing to the neighbours.

110.2 Withdrawn application – EPF/2343/16 – 18 Albion Park, Loughton IG10 4RB – Demolition of existing dwelling and erection of two detached dwellings with associated car parking and vehicular access – Min no PL91

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL111 Essex County Council planning application – CC/EPF/47/16 – White Bridge Primary School, Greensted Road, Loughton IG10 3DR – Proposed erection of a new part single and part two storey school extension, internal refurbishment of reception classes, erection of canopy outside reception area, together with associated parking and landscaping works

The Committee had NO OBJECTION to this application but asked Essex County Council if a travel plan could encompass a scheme to encourage pupils to walk to the school to reduce congestion in ~~Greensted Road~~.

PL112 Planning Applications

112.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1087/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Gerry Degun

Planning File No: 026646

Location: 48 Traps Hill, Loughton IG10 1TB

Proposal: Two storey and single storey front, side and rear extensions. Front and rear dormer windows and ridge raised by 600mm (Revised application to EPF/2754/15).

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application but asked for a planting scheme of native species to soften the impact of the proposal on the streetscene.

Application No: EPF/1557/16
Officer: Marie-Claire Tovey
Applicant Name: Mr Ivor Crandon
Planning File No: 000518
Location: 4 Ripley View, Loughton IG10 2PB
Proposal: Retention of a replacement garage.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/2259/16
Officer: Moses Ekole
Applicant Name: Miss Hoffman
Planning File No: 003429
Location: 2 Hill Top, Loughton IG10 1PX
Proposal: Double storey side/rear extension, flank boundary wall addition and alterations.

The Committee NOTED the contents of a letter of concern.

The Committee was concerned that the scheme would be overbearing on the streetscene and impact on the neighbours at no 6 Hill Top. Members considered the high flank wall would adversely affect this neighbour, and would prefer the inclusion of windows with obscure glazing to break up the stark appearance of this wall.

The Committee also asked if the greenery at the front and side could be retained to soften the impact of the development on the streetscene.

Application No: EPF/2521/16CA
Officer: Robin Hellier
Applicant Name: Mrs Angela Harding
Planning File No: 012895
Location: 43 York Hill, Loughton IG10 1HZ
Proposal: TPO/EPF/03/87 Lime - 15% crown thin & clean. Remove epicormic growth.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2542/16
Officer: David Baker
Applicant Name: Mrs Julia Higgs
Planning File No: 002541
Location: 31 Park Hill, Loughton IG10 4ES
Proposal: Continuation of use of property as a dual use as a dwelling and for child care/childminding for up to 10 children (as a renewal of previous 3 year temporary permission granted under EPF/2010/13).

The Committee had NO OBJECTION to this application.

Application No: EPF/2548/16

Officer: Jonathan Doe

Applicant Name: Mr Paul Prior

Planning File No: 018463

Location: 2 Danbury Road, Loughton IG10 3AP

Proposal: Demolition of single storey extension to 2 Danbury Road. Erection of dwelling containing two one bedroom flats and one studio flat.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application. The scheme was considered an overdevelopment of the plot. Members were concerned by the extent of the intensification of use of the garden and lack of private amenity space retained, which would have a detrimental effect on neighbouring properties.

There was additional concern for the loss of amenity to the adjacent houses from overlooking, especially to no 12 Cheltenham Gardens at the rear of the site.

Application No: EPF/2556/16CA

Officer: Robin Hellier

Applicant Name: Mr Ray Gaffney

Planning File No: 020909

Location: Birch House, 3 Potters Close, Loughton IG10 1JQ

Proposal: TPO/EPF/27/00. TA & TB: Birch - Reshape as specified. TC: Birch - Fell.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Members commented that this site was located in a conservation area and asked for a replacement tree elsewhere on the site.

Application No: EPF/2566/16

Officer: Jonathan Doe

Applicant Name: Morrison Supermarkets PLC

Planning File No: 001253

Location: 246-250 High Road, Loughton IG10 1RB

Proposal: Store signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2585/16

Officer: David Baker

Applicant Name: Mrs Georgina Collis

Planning File No: 026385

Location: 19 Coteford Close, Loughton IG10 2NT

Proposal: Erection of a single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2599/16

Officer: Robin Hellier

Applicant Name: Mr Devyan Joshi

Planning File No: 000537

Location: 20 Albion Park, Loughton IG10 4RB

Proposal: TPO/EPF/05/87: T1 Horse Chestnut; and

TPO/EPF/27/88: T5 and T6 Willow - Crown Reduce to previous points.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2604/16

Officer: Moses Ekole

Applicant Name: Mr John Moncur

Planning File No: 024876

Location: 13 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Rear dormer window and three front roof lights to facilitate a loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2645/16

Officer: Jennifer Cordell

Applicant Name: Mr Mustafa Ates

Planning File No: 014577

Location: 76 Borders Lane, Loughton IG10 3QX

Proposal: Change of use from retail shop (Use Class A1) to use as a cafe/restaurant (Use Class A3). External flue to the rear.

The Committee had NO OBJECTION to the change of use. However, members expressed concern for the residents in the flats above from the potential noise and smells emanating from the proposed external flue.

Application No: EPF/2646/16

Officer: David Baker

Applicant Name: Mr & Mrs Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton IG10 3JD

Proposal: Construction of a multi-use games area in rear garden with 3m high perimeter fencing.

The Committee OBJECTED to this application owing to:

- the proposed intensification of use of the garden;
- the loss of amenity to neighbours from the potential noise nuisance associated with this games area;
- the height of the proposed perimeter fencing; and
- concern at the removal of several trees and a hedge to facilitate the large size of the games area.

Application No: EPF/2719/16

Officer: Marie-Claire Tovey

Applicant Name: Essex County Council - Andrew Cool

Planning File No: 000347

Location: White Bridge County Primary School, Greensted Road, Loughton IG10 3DR

Proposal: County Council application for proposed erection of a new part single and part two storey school extension, internal refurbishment of reception classes, erection of canopy outside reception area, together with associated parking and landscaping works.

The Committee NOTED this was considered at Min no PL111, Essex County Council planning application CC/EPF/47/16.

112.2 Others – provided for information only – EPF/2306/16, EPF/2398/16 and EPF/2544/16

The Committee NOTED the information received from Epping Forest District Council.

PL113 Decisions

113.1 Decisions by Epping Forest District Council

The Planning Decisions for September and October 2016 from Epping Forest District Council were NOTED.

PL114 Licensing Applications

No licensing applications had come to the attention of officers.

PL115 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 10 – 14 October 2016.

Signed:.....

Date: 14 November 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 14 November 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Also in attendance

Officer: Enid K Walsh, Town Clerk

12 members of the public

PL116 Apologies for Absence

No apologies for absence were received.

PL117 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:
CC/EPF/51/16 and EPF/2737/16

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in CC/EPF/51/16 as they were acquainted with the member of the public who had registered to speak on this application.

Cllr Angold-Stephens also declared a non-pecuniary interest in CC/EPF/51/16 as a governor at Roding Valley High School.

PL118 Confirmation of Minutes

The Minutes of the meeting held on 31 October 2016 amended at Min no PL111, CC/EPF/47/16 White Bridge Primary School to delete the text "in Greensted Road", were CONFIRMED as a correct record and signed by the Chairman.

PL119 Planning applications

The Committee agreed to bring forward the following items as members of the public were interested in these applications.

Application No: EPF/2737/16

Officer: Ian Ansell

Applicant Name: K C Estates Ltd

Planning File No: 001017

Location: 184-186 High Road, Loughton IG10 1DW

Proposal: Roof extension to provide three additional apartments.

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED the contents of a letter of concern.

Whilst noting the approved plans for the adjacent property, the Committee OBJECTED to this application because of the detrimental impact on the streetscene and the lack of amenity and parking space provided for the additional units. Members also noted that the Transport Scheme referred to parking restricted zones in Clifton Road and Forest Road which was inaccurate.

If, however, the District Council was minded to approve this development then the Committee asked for conditions to be applied to ensure:

- i. the step back of the fourth floor matched exactly that previously agreed in EPF/1245/16 for the adjacent building; and
- ii. that the future occupants of these flats should not be eligible for residents parking schemes in the town.

Application No: EPF/2762/16

Officer: Robin Hellier

Applicant Name: Mr Ken Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: TPO/EPF/33/88/ T3: Hawthorn - Fell.

TPO/ EPF/02/89/ T3: Cypress – Fell.

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED the contents of three letters of concern.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Members also commented that the choice of a Sweetgum as a replacement tree appeared unsuitable for this site.

EF\2016\ENQ\01590 – 48 Church Lane, Loughton IG10 1PD – Residential development to provide 14 apartments

Members considered the invitation from Epping Forest District Council to consider this application and that for 12A Alderton Close (EF\2016\ENQ\01611) as part of the Pre-Application Planning Advice process.

The Committee AGREED not to comment on matters concerning such pre-applications preferring to wait until a full planning application had been submitted as this will avoid councillors potentially fettering their discretion.

Essex County Council planning application – CC/EPF/51/16 – Roding Valley High School, Alderton Hill, Loughton IG10 3JA – Proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED the contents of two letters of concern.

The Committee considered the proposals and made the following comments:

- i. Additional full height green screening was required along the full length of the new development adjacent to Brook Road to minimise the impact of the buildings on the streetscene and avoid any potential overlooking of properties.
- ii. Members expressed concern about the adverse impact of additional traffic in the vicinity given the existing congestion in the area.
- iii. The physical model of the building in context (File no BA P15 058 911) appeared misleading with regard to the distance of the development from Brook Road as to that shown on the plans.

PL120 Estimates

The Committee AGREED to the estimates as presented in the agenda which included an additional £10,000 in the 2017/18 and 2018/19 budgets towards the costs of preparing a Neighbourhood Plan and obtaining professional planning advice.

PL121 Planning Applications

121.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2486/16

Officer: Robin Hellier

Applicant Name: Mr William Holliday

Planning File No: 006440

Location: 21 Albion Park, Loughton IG10 4RB

Proposal: TPO/EPF/27/88: Sycamore - 2m crown spread reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2536/16CA

Officer: Moses Ekole

Applicant Name: Mr Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton IG10 1SF

Proposal: Rear garage.

The Committee OBJECTED to this application in support of the Trees and Landscape Officer's comments regarding the lack of an Arboricultural Impact Assessment to protect the trees in this conservation area.

Application No: EPF/2623/16

Officer: Robin Hellier

Applicant Name: Mr Craig Newman

Planning File No: 015305

Location: Oak Tree Close, Loughton IG10 2RE

Proposal: TPO/EPF/29/93: T1 and T2 Oaks (no 32) - 30% crown thin. T3 Oak (nos 3-4) - 30% crown thin and reduce lateral spread by 2m, balance.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2642/16

Officer: Jennifer Cordell

Applicant Name: Mr Craig Fennings

Planning File No: 024878

Location: 43 Smarts Lane, Loughton IG10 4BU

Proposal: Remove existing roof and erection of new mansard roof, parapet and front roof terrace.

The Committee OBJECTED to this application as the erection of a mansard roof on this property was considered totally out of keeping with the streetscene contrary to Policy DBE10 of the Epping Forest District Local Plan (1998) and alterations (2006).

Application No: EPF/2643/16

Officer: Moses Ekole

Applicant Name: Mr Tzechilidis and Ms Roberts

Planning File No: 024884

Location: 120 Pyrles Lane, Loughton IG10 2NW

Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2654/16CA

Officer: Moses Ekole

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton IG10 1HX

Proposal: Proposed extensions and re-instatement of previous crossover.

The Committee had NO OBJECTION to this application.

Application No: EPF/2687/16

Officer: Alastair Prince

Applicant Name: Mrs Lesley Hester

Planning File No: 001717

Location: 148 River Way, Loughton IG10 3LL

Proposal: Erection of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2700/16

Officer: Marie-Claire Tovey

Applicant Name: Mrs Susan Rigley

Planning File No: 011186

Location: Superintendent of Epping Forest, The Warren, Nursery Road, Loughton IG10 4RN

Proposal: Installation of roof-mounted solar panels on three buildings within the Warren Office complex.

The Committee had NO OBJECTION to this application.

Application No: EPF/2701/16

Officer: Jennifer Cordell

Applicant Name: Mr Paul Franklin

Planning File No: 000695

Location: Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD

Proposal: Application for Smart signage - signs P, Q and S. One logo sign, one pylon totem and one flagpole. Remaining signage previously approved under EPF/1525/15.

The Committee expressed concern about the impact of the proposed additional signage on the streetscene. Members would also like to ensure that the installation did not have a detrimental effect on the existing trees at this location.

Application No: EPF/2718/16

Officer: David Baker

Applicant Name: Mr Mark Walker

Planning File No: 026339

Location: 64 High Road, Loughton IG10 4QU

Proposal: Ground floor extension to rear and first floor extension to rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/2744/16CA

Officer: David Baker

Applicant Name: Ms Sam Jennings

Planning File No: 005617

Location: 1 Woodbury Hill, Loughton IG10 1JB

Proposal: Rearward extension of depth of existing patio by 1.5m and erection of 2m high privacy screen, removal of hanging tiles from elevations to be replaced with render, provision of two Juliet balconies at first floor rear, erection of front porch underneath existing first floor front projection, and alterations to elevations.

The Committee had NO OBJECTION to this proposal but supported the Trees and Landscape Officer's comments regarding the lack of an Arboricultural Impact Assessment to protect the trees in this conservation area.

Application No: EPF/2748/16

Officer: Robin Hellier

Applicant Name: Mr John Hunter

Planning File No: 001605

Location: Manor Court, Manor Road, Loughton IG10 4RP

Proposal: TPO/EPF/04/74 T2: Weymouth Pine - Fell and replace.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

121.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

Application No: EPF/2611/16

Officer: Robin Hellier

Applicant Name: Miss Rachael Glasscock

Planning File No: 017142

Location: 39 Staples Road, Loughton IG10 1HR

Proposal: Staples Road Conservation Area: T2 Horse Chestnut - reduce growth overhanging 89 The Drive by 30%.

The Committee NOTED this application.

Application No: EPF/2682/16

Officer: Robin Hellier

Applicant Name: Mr Dean Seacombe

Planning File No: 005339

Location: Holmwood, Steeds Way, Loughton IG10 1HX

Proposal: York Hill Conservation Area: T1 Hornbeam - 30% Reduction. G1 Leylandii (rear) - shape.

The Committee NOTED this application.

Application No: EPF/2749/16

Officer: Robin Hellier

Applicant Name: Mr Mark Waters

Planning File No: 021699

Location: 1 Queens Road, Loughton IG10 1RR

Proposal: York Hill Conservation Area. Goat Willow - Fell and replace.

The Committee NOTED this application.

121.3 Others – provided for information only – EPF/2672/16, EPF/2711/16, EPF/2755/16, EPF/2890/16 and EPF/2908/16.

The Committee NOTED the information received from Epping Forest District Council.

PL122 Decisions

122.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL123 Licensing Applications

No licensing applications had come to the attention of officers.

PL124 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 17 October – 7 November 2016.

Signed:.....

Date: 28 November 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 November 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
D Wixley (as substitute for J Angold-Stephens)

Officer: Vivienne Messenger, Planning Committee Clerk

9 members of the public

PL125 Apologies for Absence

Apologies for absence were received from Cllr Angold-Stephens. The Planning Committee Clerk reported that Cllr Wixley had been nominated as her substitute for this meeting.

PL126 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in Deemed Permission item EPF/2827/16 as he knew the applicant.

Cllr Abraham declared a non-pecuniary interest in EPF/2873/16 as he lived nearby.

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllrs Abraham, Cochrane, Davies, Downing, Latchford, Murphy and Wixley declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/2901/16 and EPF/2913/16

PL127 Confirmation of Minutes

The Minutes of the meeting held on 14 November 2016 were CONFIRMED as a correct record and signed by the Chairman.

PL128 Planning applications

The Committee agreed to bring forward the following items as members of the public were interested in these applications.

Application No: EPF/2773/16

Officer: Ian Ansell

Applicant Name: Mrs Irow

Planning File No: 007918

Location: 128 High Road, Loughton IG10 4BE

Proposal: Erection of second floor extension, change of use of first floor from office to residential and creation of two, one bedroom flats on first and second floors.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application but expressed concern that neither parking provision nor cycle racks had been factored into the scheme.

Members commented that there was a strong possibility the 167 bus route would in future terminate at Loughton Station and not continue onto Debden Station. The loss of this bus route would make residential properties in the High Road less of a sustainable location.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Application No: EPF/2832/16

Officer: Marie-Claire Tovey

Applicant Name: Mr K Fox

Planning File No: 007018

Location: 18 Albion Park, Loughton IG10 4RB

Proposal: Demolition of existing dwelling and erection of a detached single dwelling with associated car parking.

The Committee NOTED the contents of five letters of objection.

Members of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds.

1. Overdevelopment of the site.
2. Over bulky which would leave little amenity space.
3. Out of character with the streetscene, as the proposed houses ~~were~~ was three storeys high.

Moreover, members were concerned the ridge height was too high, which would have a detrimental impact on neighbouring properties including those to the rear and downslope in Hazelwood, from overlooking and loss of light.

However, if the District Council was minded to grant this application, the Committee asked:

- i. if advice could be sought from the District Arboricultural Officer regarding the trees to be retained on the site; and
- ii. that there should be a landscaping scheme for the proposed development since the front boundary hedge has apparently already been removed.

PL129 Matters for Report

129.1 Loughton Building Design Awards

The Committee AGREED to the revised award scheme to allow nominations from members of the public for projects completed within the last two years either for new buildings or alterations to an existing building. As nominations for 2017 awards would close on 31 January 2017, additional promotion to that in Think Loughton would now be progressed.

PL130 Planning Applications

130.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2722/16

Officer: David Baker

Applicant Name: Mr Darran Macnaughtan

Planning File No: 026055

Location: 11 The Beacons, Loughton IG10 2SQ

Proposal: Single storey rear extension, together with permitted development alterations to elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2826/16

Officer: David Baker

Applicant Name: Mr R Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Two storey side and rear extension, single storey side garage extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear. (Renewal of previous consent EPF/1483/13).

The Committee had NO OBJECTION to this application but, as this was a renewal of the 2013 consent, would like to see the building completed within the three-year period.

Members would also like a landscaping scheme to soften the impact of the new dwelling on the streetscene.

Application No: EPF/2839/16

Officer: Jonathan Doe

Applicant Name: Dr G Ananthapadmanaban

Planning File No: 007257

Location: 45 Forest View Road, Loughton IG10 4DY

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2852/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Adam Brooks

Planning File No: 001401

Location: 19 Church Lane, Loughton IG10 1PD

Proposal: Two storey rear extension, loft conversion with rear dormer and front porch (amended plans which include tree and Juliet balcony screen details).

The Committee expressed concern that it was unable to comment on the tree details owing to a lack of information.

Application No: EPF/2868/16

Officer: David Baker

Applicant Name: Mr Rehal

Planning File No: 024902

Location: 26 Hillyfields, Loughton IG10 2JS

Proposal: Ground floor front extension - in connection with conversion of garage to habitable room and provision of a porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2873/16

Officer: Corey Isolda

Applicant Name: Mr Ian Burst

Planning File No: 024866

Location: 16 Roding Gardens, Loughton IG10 3NH

Proposal: Use of garage as habitable room.

The Committee had NO OBJECTION to this application but asked if the proposed brickwork could match the existing.

Application No: EPF/2874/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs Harris

Planning File No: 015013

Location: The Barn, 4 Little Goldings, Clays Lane, Loughton IG10 2RZ

Proposal: Single storey front outbuilding with a raised decking adjacent to the pond. Amended description.

The Committee had NO OBJECTION to this application but requested a condition to ensure ancillary use of the outbuilding with the main dwelling only.

Application No: EPF/2892/16

Officer: Robin Hellier

Applicant Name: Mr Gerald Davey

Planning File No: 001241

Location: 16 The Heights, Loughton IG10 1RN

Proposal: TPO/EPF/19/93: T1 & T3 Ash, T2 Oak - 20% crown thin.
T4 Ash - 2.5m crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2901/16

Officer: Stephan Solon

Applicant Name: Essex County Council - Grainne O'Keefe

Planning File No: 000173

Location: Roding Valley High School, Alderton Hill, Loughton IG10 3JA

Proposal: County council application for proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School, Alderton Hill, Loughton, Essex IG10 3JA.

The Committee NOTED the contents of a letter of objection.

The Committee NOTED this application had been considered at the Planning and Licensing Committee meeting on 14 November 2016 as County planning application CC/EPF/51/16, and that the consultation period had closed.

Application No: EPF/2905/16

Officer: Moses Ekole

Applicant Name: Mr Keith Heaven

Planning File No: 024891

Location: 103 Staples Road, Loughton IG10 1HR

Proposal: Single story rear extension, with extended raised decking area and stairs to garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/2913/16

Officer: Ian Ansell

Applicant Name: Mr Dudding - Verisma Management Ltd

Planning File No: 002742

Location: Garages rear of land r/o 33-37 Hillyfields, Loughton IG10 2PT

Proposal: Proposed demolition of existing garages and erection of 7 no. dwellings (5 x three beds and 2 x two beds), with associated access and parking (Revised application to EPF/0513/16).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of insufficient parking. Members were concerned that although the detached property in the original application, EPF/0513/16, had been removed to address the District Council's reasons for refusal, six parking spaces had also been lost in this revised scheme.

The access road was considered unsuitable owing to its narrowness and unsustainable for the volume of traffic to the new houses and for pedestrians. Members expressed concern that the gas meter positioned on the front access route jutted out adding a further width restriction, and that this preferably needed to be removed or relocated.

Members were extremely concerned by the existing congestion in Hillyfields where on-street parking effectively reduced much of the road to a single lane. This would increase the difficulty of access to the site for future residents, and could prevent emergency vehicles and refuse trucks manoeuvring in/out of the site, thus impacting on highway safety.

Moreover, the Committee would like to remind the District Council that the crossover adjacent to the new parking bay at no 41 Hillyfields, was still waiting to be constructed.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.40pm.

130.2 Deemed Permission – provided for information only:

Application No: EPF/2827/16

Officer: Alastair Prince

Applicant Name: Mr James Dean

Planning File No: 026676

Location: 69 Colebrook Lane, Loughton IG10 2HN

Proposal: Certificate of Lawful Development for proposed rear extension.

Cllr Wixley declared a non-pecuniary interest in this item as he knew the applicant.

The Committee NOTED this application.

130.3 Others – provided for information only – EPF/2918/16

The Committee NOTED the information received from Epping Forest District Council.

PL131 Decisions

131.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL132 Licensing Applications

No licensing applications had come to the attention of officers.

PL133 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 8 – 15 & 16 – 25 November 2016.

Signed:.....

Date: 12 December 2016

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 December 2016 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
T Cochrane C Davies S Murphy
B Cohen (as substitute for P Abraham)

Officer: Vivienne Messenger, Planning Committee Clerk

PL134 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, Downing and Latchford. The Planning Committee Clerk reported that Cllr Cohen had been nominated as Cllr Abraham's substitute for this meeting.

PL135 Declarations of Interest

Cllrs Angold-Stephens, Cochrane, Cohen, Davies and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:
EPF/2970/16 and EPF/3015/16

The Committee declared a non-pecuniary interest in EPF/2960/16, but would not comment on this application as Loughton Town Council was the applicant.

PL136 Confirmation of Minutes

The Minutes of the meeting held on 28 November 2016 amended from those circulated to read at Min no PL128 for EPF/2832/16 bullet point 3, Out of character with the streetscene, as the proposed *house* was three storeys high, were CONFIRMED as a correct record and signed by the Chairman.

PL137 Matters for Report

137.1 Amended plans – EPF/1741/16 – 113 Church Hill, Loughton IG10 1QR – Outline application for residential development of up to 10 no. apartments with details of access – Min no PL55.1
The Committee had NO OBJECTION to this amended application.

PL138 Chigwell Neighbourhood Plan

The Committee AGREED to defer this item for further consideration at the next meeting on 9 January 2017.

PL139 Planning Applications

139.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2960/16

Officer: Robin Hellier

Applicant Name: Mr Paul Hoy

Planning File No: 000298

Location: Loughton Cemetery, Church Lane, Loughton IG10 1PD

Proposal: TPO/EPF/05/05: T1 Ham Oak [*sic*] (Holm Oak). 2.5m crown lift. 3m crown reduction.

See Min no PL135 above.

Application No: EPF/2793/16

Officer: Moses Ekole

Applicant Name: Craig Glister

Planning File No: 007132

Location: Land adjacent to 102 Oakwood Hill, Loughton IG10 3ER

Proposal: Retrospective application for a 3 bedroom house (102A) constructed on the land adjacent to 102 Oakwood Hill for the retention of 1 no. first floor and 1 no. ground floor side windows as installed, including a canopy across the single storey front extension as built.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/2942/16

Officer: Ian Ansell

Applicant Name: Mrs Victoria Banks & Mr Daren Jacobs

Planning File No: 024914

Location: Land adjacent to Englands Lane, Loughton IG10 2PB

Proposal: Proposed new entrance to site with 5 bar gates and post and rail fence fronting the highway.

The Committee deplored this retrospective application and was concerned about the erection of a double gated entrance on this dangerous stretch of narrow road.

Application No: EPF/2943/16

Officer: Jonathan Doe

Applicant Name: Daryl Harding

Planning File No: 014897

Location: 7 Colson Road, Loughton IG10 3RN

Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2949/16

Officer: Robin Hellier

Applicant Name: Mrs Valerie Pomfrett

Planning File No: 006574

Location: 23 The Summit, Loughton IG10 1SW

Proposal: TPO/EPF/05/93 T7: Scots Pine - fell. Plant a replacement tree, species to be agreed.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

Application No: EPF/2966/16

Officer: Ian Ansell

Applicant Name: BP Oil (UK) Ltd

Planning File No: 013412

Location: Chigwell Lane Service Station, The Broadway, Loughton IG10 3ST

Proposal: Various illuminated and non-illuminated signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2967/16
Officer: Ian Ansell
Applicant Name: Mr N Shetty
Planning File No: 018484
Location: 30 Brooklyn Avenue, Loughton IG10 1BL
Proposal: Rear extension ground floor and part first floor.

The Committee OBJECTED to this application. The scheme for this mid-terraced house was considered out of keeping with the houses joined to it either side, overbearing on the neighbours, particularly to no 32 Brooklyn Avenue, and would overlook houses at the rear in Tycehurst Hill.

Application No: EPF/2970/16
Officer: Moses Ekole
Applicant Name: Mr John Collins
Planning File No: 018759
Location: 16 Station Road, Loughton IG10 4NX
Proposal: Replacement new build dwelling.

Cllr Cochrane declared a non-pecuniary interest in this item as she knew the applicant's wife.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application because it would lead to the loss of a locally listed building. Members considered the proposed new dwelling to be out of character with the streetscene, overbearing on the neighbours and would overlook properties at the rear in Brook Road.

Application No: EPF/2997/16
Officer: Jonathan Doe
Applicant Name: Mr N Firstford
Planning File No: 020853
Location: 45 Forest Road, Loughton IG10 1EE
Proposal: Proposed single storey rear and part first floor rear extension with internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/3015/16
Officer: Jonathan Doe
Applicant Name: Mr Shafiq Jivraj
Planning File No: 024853
Location: 21 The Broadway, Loughton IG10 3SP
Proposal: Change of Use from use for purposes within Use Class A1 (shops) to use for purposes with Use Class A5 (Hot food takeaway).

The Committee NOTED the contents of a letter of objection.

Members reiterated their comments previously made for planning application EPF/2125/16, which were:

The Committee OBJECTED to this application on the grounds of the late night hours which would pose a noise nuisance to the residents in the flats above. Furthermore, members expressed concern for highway safety as the premises was situated by a bus stop.

Application No: EPF/3022/16
Officer: Robin Hellier
Applicant Name: Mr Samuel Crossley
Planning File No: 024928
Location: Adjacent to 10 Westfield, Loughton IG10 4EB
Proposal: TPO/CHI/01/72 A1: T1 Lime - fell street tree to facilitate street works.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

In addition, the Committee ASKED for a suitable replacement species of native tree to be planted.

Application No: EPF/3027/16
Officer: Moses Ekole
Applicant Name: Mr Ben French
Planning File No: 009611
Location: 191 High Road, Loughton IG10 4LN
Proposal: 2 no. halo illuminated letters and logo fascia signs. 1 no. LED illuminated projecting roundel sign. 1 no. non-illuminated branch nameplate sign. 1 no. non-illuminated opening hours sign.

The Committee had NO OBJECTION to this application.

139.2 Deemed Permission – provided for information only:

Application No: EPF/2816/16
Officer: Alastair Prince
Applicant Name: Mr Simon Jurkiw
Planning File No: 024918
Location: 88 Colson Road, Loughton IG10 3RJ
Proposal: Certificate of Lawful Development for proposed single storey rear extension, pitched lean to roof with 3 no roof windows.

The Committee NOTED this application.

Application No: EPF/2934/16
Officer: Alastair Prince
Applicant Name: Mrs Tiffany Cook
Planning File No: 024913
Location: 174 Roding Road, Loughton IG10 3BS
Proposal: Certificate of Lawful Development for proposed alterations of windows and doors and creation of new openings within the facade.

The Committee NOTED this application.

Application No: EPF/3017/16
Officer: Alastair Prince
Applicant Name: Mr Sigitas Baltrusaitis
Planning File No: 024926

Location: 47 Grosvenor Drive, Loughton IG10 2JX

Proposal: Certificate of Lawful Development for proposed loft conversion.

The Committee NOTED this application.

139.3 Others – provided for information only – EPF/2922/16 and EPF/3112/16

The Committee NOTED the information received from Epping Forest District Council.

PL140 Decisions

140.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL141 Licensing Applications

No licensing applications had come to the attention of officers.

PL142 Enforcement and Compliance

The Committee NOTED the report.

Signed:.....

Date: 9 January 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 January 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

18 members of the public

PL143 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL144 Declarations of Interest

Cllr Cochrane declared a pecuniary interest in applications EPF/3074/16 and EPF/3299/16 as she knew the applicants very well.

Cllr Angold-Stephens declared a non-pecuniary interest in item 4.1.2, EPF/2832/16 as she attended the same aerobics class as the next door neighbour, and EPF/3298/16 as she was acquainted with a neighbour.

Cllr Abraham declared a non-pecuniary interest in EPF/3160/16 as he was acquainted with a neighbour, who was a fellow ward Town councillor.

Cllrs Abraham, Angold-Stephens, Cochrane, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

Item 4.1.2, EPF/2832/16 (amended application)
EPF/2923/16
EPF/3189/16
EPF/3244/16

PL145 Confirmation of Minutes

The Minutes of the meeting held on 12 December 2016 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following items as members of the public were interested in these applications.

PL146 Matters for Report

146.1 Amended plans – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB – Demolition of existing dwelling and erection of a detached single dwelling with associated car parking – Min no PL136

The Committee NOTED the contents of four letters of objection.

Members of the public with an interest in this application addressed the meeting.

The Committee supported the concerns raised by members of the public that the amended plans were not accurate, especially as the plans stated, 'scale from this drawing at your own risk'.

However, if the District Council was minded to grant this application, members asked that there should be a landscaping scheme for the proposed development, subject to the advice of the District Arboricultural Officer, since the front boundary hedge had already been removed.

PL147 Planning applications

Application No: EPF/3160/16

Officer: David Baker

Applicant Name: Mr Nicholas North

Planning File No: 003341 010061

Location: 46-48 Station Road, Loughton IG10 4NX

Proposal: Demolition of no. 46-48 Station Road and construction of a new 3 storey block of 9 no. self-contained flats with altered vehicular access, provision of 2 car spaces at the front and 9 car spaces to the rear, and external works.

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The 9-apartment complex was considered too bulky and an overdevelopment of the plot. There was concern that the scheme was too high and cause loss of amenity to neighbours from overlooking. Members were not happy that the proposed parking was essentially in the back garden and would cause substantial loss of amenity to the neighbours from the associated noise of vehicles accessing the flats.

Members also voiced concern on how the development would impose on no 44 Station Road, as the site boundary went right down the middle of a shared driveway that allowed this neighbour to access their rear garage.

PL148 Matters for Report

148.1 Amended plans – EPF/2737/16 – 184-186 High Road, Loughton IG10 1DW – Roof extension to provide three additional apartments – Min no PL119

The Committee supported the proposed stepping back of the top floor but maintained its previous OBJECTION to this application because of the detrimental impact on the streetscene and the lack of amenity and parking space provided for the additional units. Members also noted that the Transport Scheme referred to parking restricted zones in Clifton Road and Forest Road which was inaccurate.

If, however, the District Council was minded to approve this development then the Committee asked for a condition to be applied to ensure that the future occupants of these flats would not be eligible for residents parking schemes in the town.

148.2 Section 106 Agreements – Min no PL837.4

The Committee NOTED the list of items identified by other committees as deserving of a Section 106 or Community Infrastructure Levy contribution should the opportunity arise during 2017/18, which were as follows:

Environment and Heritage:

- i. Public toilets
- ii. Town and other signs
- iii. Bus shelters
- iv. Replacement of non-conforming street lights

Recreation:

- i. Skate Park facility
- ii. Play areas (new works/upgrading)
- iii. Major improvements to the Roding Valley Recreation Ground changing rooms and car park area
- iv. Outdoor gym facilities

Resources and General Services:

- i. Noticeboards

148.3 Chigwell Neighbourhood Plan – Min no PL138

The Committee thanked Chigwell Parish Council for the opportunity to respond to its draft neighbourhood plan and commended it on the work done.

PL149 Planning Applications

149.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2694/16

Officer: Moses Ekole

Applicant Name: Mr Fergus Quinn-Smith

Planning File No: 015314

Location: 3 The Beacons, Loughton IG10 2SQ

Proposal: First floor and roof extension with side and rear dormer windows. Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2923/16

Officer: David Baker

Applicant Name: Mrs Victoria Fuller

Planning File No: 022094

Location: 6 Chigwell Lane, Loughton IG10 3RW

Proposal: Erection of single storey side extension and garage (as an amendment to previously approved EPF/0324/15 with the side extension being brought forward to line of existing front porch, and with a 0.5m increase in the width of garage).

The Committee NOTED the contents of letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2946/16

Officer: Moses Ekole

Applicant Name: Mr Robert Ceconi

Planning File No: 018377

Location: 19 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed 3 bedroomed end of terrace house built on side garden.

The Committee OBJECTED to this application on the following grounds:

1. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would result in an overdevelopment of the plot.
2. There would be a loss of amenity from overlooking to the neighbour at the side in Catherine Close.
3. Members voiced concern for the trees on the site and whether any would be retained.

Furthermore, the Committee supported the objection and comments made by the District Arboricultural Officer.

Application No: EPF/3002/16

Officer: Ian Ansell

Applicant Name: Mr Patrick Phillips

Planning File No: 024948

Location: 86 Colson Road, Loughton IG10 3RJ

Proposal: Two storey side extension with pitched roof for residential use.

The Committee had NO OBJECTION to this application.

Application No: EPF/3018/16

Officer: Alastair Prince

Applicant Name: Mr Sigitas Baltrusaitis

Planning File No: 024926

Location: 47 Grosvenor Drive, Loughton IG10 2JX

Proposal: Erection of double storey side and single storey rear extension and rear dormer extension with a single skylight to the front roof slope.

The Committee was concerned by the provision of front and rear doors for the double storey side extension that suggested this could become an independent property.

Therefore, if the District Council was minded to grant this application, the Committee requested a condition to ensure the ancillary use of the extension with the main dwelling only.

Application No: EPF/3037/16

Officer: Alastair Prince

Applicant Name: Mr Edgars Siukans

Planning File No: 024963

Location: 35 Barrington Road, Loughton IG10 2AX

Proposal: Rear detached garage and store.

The Committee OBJECTED to this application on the following grounds:

1. The plans were considered misleading as there were too many doors and windows in the design for a rear detached garage.
2. The plans also referred to a 'kitchen/diner' and showed a 'front garden'.
3. As the 'garage' fronted onto Vere Road, this led members to believe the intention of the application was not for a garage, which the applicant had applied for, but for residential purposes to build a second house.

However, if the District Council was minded to grant this application, the Committee requested a condition to ensure ancillary use of the garage/store with the main house only.

Application No: EPF/3053/16
Officer: Moses Ekole
Applicant Name: Mr Lee Purdy
Planning File No: 024950
Location: 12 Church Lane, Loughton IG10 1PF
Proposal: Double side and rear extension and loft extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/3074/16
Officer: David Baker
Applicant Name: Mrs Sarah Denis
Planning File No: 005935
Location: 1 Forest Road, Loughton IG10 1DR
Proposal: Alteration to front elevation - insertion of window into section of brick wall.

The Committee had NO OBJECTION to this application.

Cllr Cochrane rejoined the meeting.

Application No: EPF/3076/16
Officer: Ian Ansell
Applicant Name: Mr Richard Southgate
Planning File No: 024934
Location: 56 Deepdene Path, Loughton IG10 3PS
Proposal: Proposed two storey side extension as well as a single storey front extension.

The Committee expressed concern for the single storey side addition that extended to the site boundary, and was considered an overdevelopment of the site. However, members had NO OBJECTION to the two storey section of the side extension.

Application No: EPF/3092/16
Officer: David Baker
Applicant Name: Mr & Mrs Beard
Planning File No: 024936
Location: 20 Roding Gardens, Loughton IG10 3NH
Proposal: Erection of two storey rear extension, loft conversion, and a garage conversion incorporating replacing the existing garage doors with a proposed front bay window.

The Committee OBJECTED to this application owing to the loft conversion, which was considered overbearing and would overshadow no 18 Roding Gardens. Moreover, members were concerned by the lack of private amenity space retained after the erection of the proposed two storey rear extension.

Application No: EPF/3095/16
Officer: David Baker
Applicant Name: Mr & Mrs Pearson

Planning File No: 024941

Location: 2 Kenilworth Gardens, Loughton IG10 3AG

Proposal: Proposed first floor side extension with dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/3097/16

Officer: David Baker

Applicant Name: Mr Hinson

Planning File No: 020289

Location: 50 Greensted Road, Loughton IG10 3DL

Proposal: First floor side and rear extension.

The Committee expressed concern the proposal might cause a terracing effect, and also asked for a condition to ensure ancillary use of the extension with the main dwelling only.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/3108/16

Officer: David Baker

Applicant Name: Mr & Mrs T Tsui

Planning File No: 024939

Location: 4 Willingale Terrace, Willingale Road, Loughton IG10 2DD

Proposal: Two storey rear extension, together with garage conversion and porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3115/16

Officer: David Baker

Applicant Name: Mr A Sheikh

Planning File No: 012190

Location: 60 The Crescent, Loughton IG10 4PU

Proposal: Erection of first floor rear extension, ground floor rear extension at the side, first floor side extension, and rear dormer window as part of loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/3116/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Matt and Natalie Kilgariff

Planning File No: 024945

Location: 27 Meadow Road, Loughton IG10 4HY

Proposal: Proposed single storey rear/side extension with internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/3118/16

Officer: Jonathan Doe

Applicant Name: Mr Yusuf Kose

Planning File No: 024949

Location: 29 Honeycroft, Loughton IG10 3PR

Proposal: Porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/3136/16

Officer: Jonathan Doe

Applicant Name: Mr Marc Linch

Planning File No: 002490

Location: The Broadway Post Office, 12-14 The Broadway, Loughton IG10 3SU

Proposal: Change of Use from use for purposes within Use Class A1 as a Post Office to use for purposes within Use Class A3 as a restaurant.

The Committee had NO OBJECTION to this application.

Application No: EPF/3146/16

Officer: Ian Ansell

Applicant Name: Mr Michael Symonds

Planning File No: 006088

Location: 12 Sparelease Hill, Loughton IG10 1BT

Proposal: Convert existing garage into a habitable room (granny annexe).

The Committee had NO OBJECTION to this application. However, members asked for a condition to ensure that use of the converted granny annexe remained ancillary to the main dwelling only.

Application No: EPF/3189/16

Officer: Jonathan Doe

Applicant Name: Mr & Mrs Farooq Raja

Planning File No: 011866

Location: 55 Alderton Hill, Loughton IG10 3JD

Proposal: Demolition of single storey garages and gym and construction of new two storey side extension with roof rooms. Modified since the previous submission. Modified front drive and landscaping including new tree planting.

The Committee noted the contents of two letters – one of support, the other of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/3203/16

Officer: Jonathan Doe

Applicant Name: Mr R Spencer

Planning File No: 015323

Location: 21 Alderton Hill, Loughton IG10 3JD

Proposal: Variation of condition 2 'plan numbers' on planning application EPF/2682/15 (The demolition of the existing property and erection of a replacement dwelling at 21 Alderton Hill, Loughton, Essex IG10 3JD in accordance with the terms of the application, Ref EPF/2682/15, dated 23 October 2015 subject to the conditions set out in Schedule A).

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 10pm.

Application No: EPF/3204/16

Officer: Moses Ekole

Applicant Name: Mr Dean Gregory

Planning File No: 023476

Location: Harts Cottage, Debden Road, Loughton IG10 2NY

Proposal: Demolition of stables, garage and outbuildings. Partial demolition of cottage. Erection of two storey gable extensions and new facade to south of cottage. Single storey extension to west of cottage. New linked single and 1.5-storey extensions on site of existing outbuildings.

The Committee had NO OBJECTION to this application.

Application No: EPF/3244/16

Officer: Marie-Claire Tovey

Applicant Name: Mr A Walker

Planning File No: 004954

Location: Unit 15, Oakwood Hill Industrial Estate, Oakwood Hill, Loughton IG10 3TZ

Proposal: Change of use of business container units from business use (Use Class B1a) to mixed uses comprising retail (A1); office (A2); food and drink (A3); takeaway (A5); and sui generis uses including tattooist and nail bar.

The Committee noted the contents of a letter of concern.

The Committee had NO OBJECTION to this application.

Application No: EPF/3245/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs C Jacobs

Planning File No: 000041

Location: 2 Campions, Loughton IG10 2SG

Proposal: Single / 2nd storey rear extension and alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/3262/16

Officer: Robin Hellier

Applicant Name: Mr Ali Kazmi

Planning File No: 002423

Location: 14 Clays Lane, Loughton IG10 2RZ

Proposal: TPO/EPF/42/91. T12 Copper Beech - 2m crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/3266/16

Officer: Jonathan Doe

Applicant Name: Mr Karpal Ubhoo

Planning File No: 024958

Location: 54 Roding Road, Loughton IG10 3EF

Proposal: Single storey rear extension with mono pitched roof and roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/3285/16
Officer: Alastair Prince
Applicant Name: Mr & Mrs Simon Marks
Planning File No: 018864
Location: 44 Sedley Rise, Loughton IG10 1LT
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3298/16
Officer: Jennifer Cordell
Applicant Name: Ms Elizabeth Rochford
Planning File No: 024966
Location: 16 Cedar Drive, Loughton IG10 2PA
Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane left the meeting.

Application No: EPF/3299/16
Officer: Moses Ekole
Applicant Name: Mr Darren Aspen
Planning File No: 022444
Location: 30 Englands Lane, Loughton IG10 2QQ
Proposal: First floor front / infill extension.

The Committee had NO OBJECTION to this application.

Cllr Cochrane rejoined the meeting.

Application No: EPF/3318/16
Officer: Ian Ansell
Applicant Name: Islandbridge Properties Ltd
Planning File No: 011442
Location: 188-194 High Road, Loughton IG10 1DN
Proposal: Application for variation of condition 13 'plan numbers' on planning application EPF/1245/16 (Change of use of the upper floors of 180-194 High Road Loughton from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14 no. 2 bed residential units with an extended commercial floorspace at ground level), as amended by application EPF/2883/16 (non-material amendment): bring forward fourth floor to 3m from front and variation of approved drawing numbers.

The Committee had NO OBJECTION to this application.

149.2 Deemed Permission – provided for information only:

Application No: EPF/3042/16
Officer: Alastair Prince
Applicant Name: Mr & Mrs Burt
Planning File No: 024796

Location: 21 Westall Road, Loughton IG10 2AF

Proposal: Certificate of Lawful Development for proposed single storey rear extension and loft conversion.

The Committee NOTED this application.

Application No: EPF/3098/16

Officer: Alastair Prince

Applicant Name: Mr G Atkins

Planning File No: 017007

Location: 67 The Lindens, Loughton IG10 3HT

Proposal: Certificate of Lawful Development for proposed single storey side and rear extension.

The Committee NOTED this application.

Application No: EPF/3154/16

Officer: Alastair Prince

Applicant Name: Miss Louise Daniels

Planning File No: 024955

Location: 19 Honeycroft, Loughton IG10 3PR

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

The Committee NOTED this application.

Application No: EPF/3191/16

Officer: Alastair Prince

Applicant Name: Mr Ally Larman

Planning File No: 017539

Location: 2 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for proposed loft extension.

The Committee NOTED this application.

149.3 Others – provided for information only – EPF/3135/16, EPF/3161/16 and EPF/3307/16

The Committee NOTED the information received from Epping Forest District Council.

PL150 Decisions

150.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

150.2 Decisions by Essex County Council

The Planning Decision from Essex County Council was NOTED below:

Granted:

CC/EPF/51/16 – Roding Valley High School, Alderton Hill, Loughton IG10 3JA – Proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

PL151 Licensing Applications

No licensing applications had come to the attention of officers.

PL152 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 28 November – 31 December 2016.

Signed:.....

Date: 23 January 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 January 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy
B Cohen (as substitute for T Downing)

Officer: Vivienne Messenger, Planning Committee Clerk

6 members of the public

The Committee AGREED to bring forward application nos EPF/3261/16, 18 Hill Top, EPF/3316/16, Molen's Café, 209 D/E High Road, and EPF/3323/16, 35 Forest Road, to follow agenda item 3, as members of the public had registered to speak.

PL153 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as his substitute for this meeting.

PL154 Declarations of Interest

Cllr Latchford declared a non-pecuniary interest in application EPF/3323/16 as he was acquainted with the applicant's father but as this was significant, would leave the meeting during the discussion.

Cllr Cohen declared a non-pecuniary interest in EPF/3316/16 as she knew a member of the public present at the meeting for this item.

Cllrs Abraham, Angold-Stephens, Cochrane, Cohen, Davies, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/3316/16
EPF/3323/16
Item 5.3, 'Others' application EPF/3409/16

PL155 Confirmation of Minutes

The Minutes of the meeting held on 9 January 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL156 Planning Applications

Application No: EPF/3261/16

Officer: Jonathan Doe

Applicant Name: Mrs Claire Howling

Planning File No: 021327

Location: 18 Hill Top, Loughton IG10 1PX

Proposal: First floor rear extension with hip end roof. Single storey rear extension. Single storey side extension.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application owing to the close proximity of the proposed works to the site boundary with no 16 Hill Top, which would cause loss of amenity and light, and have a detrimental impact on the streetscene.

Members supported the concern of these neighbours that the resultant closeness of the side extension to a side flue serving their gas boiler might breach safety guidelines.

Application No: EPF/3316/16

Officer: Jonathan Doe

Applicant Name: Mr Nurtac Timur

Planning File No: 008800

Location: Molen's Café, 209 D/E High Road, Loughton IG10 1BB

Proposal: Erection of rear conservatory with retractable roof and bi-folding doors to two sides.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

This further intensification of the use of the site would have an adverse impact on the neighbouring properties, and those closely located at the rear in Priory Road through overlooking and loss of amenity, especially from noise nuisance and food smells.

Cllr Latchford left the meeting.

Application No: EPF/3323/16

Officer: Jonathan Doe

Applicant Name: Mr Mitchell Webb

Planning File No: 018736

Location: 35 Forest Road, Loughton IG10 1EE

Proposal: Two storey side extension. Part single storey rear extension. Loft conversion with rear dormer.

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee considered this new proposal but restated the comments made for the previous applications, EPF/0896/14 and EPF/0211/15, which were:

The Committee OBJECTED to this application as the scheme was considered an overdevelopment of the plot that would destroy the symmetry of the cottages and character of the streetscene. The development would create a loss of amenity to the neighbours from the overlooking of no 33 Forest Road and the adjacent cottages in Chapel Terrace. The Committee was particularly concerned that the loss of hardstanding would exacerbate the difficult parking situation that existed in this heavily congested road.

Cllr Latchford rejoined the meeting.

PL157 Matters for Report

157.1 Notice of Appeal – EPF/2134/16 – 6A High Road, Loughton IG10 4QZ – Raising of roof to provide additional residential accommodation with front balcony (revised scheme to refused application EPF/0849/16) (Appeal ref no: APP/J1535/D/16/3165668) – Min no PL82

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

PL158 Planning Applications

158.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3107/16

Officer: Moses Ekole

Applicant Name: Mr & Mrs Mirza

Planning File No: 002095

Location: 41 Alderton Hill, Loughton IG10 3JD

Proposal: Material amendment to approved application EPF/3031/15, comprising: new roof dormers and gables to the front, new bay windows; other minor amendments to windows and doors; amendments to external finishes; removal of the existing turret at the rear; new chimney; locating the garage on the existing side of the house.

The Committee had NO OBJECTION to this application.

Application No: EPF/3172/16

Officer: Alastair Prince

Applicant Name: Mr Lee Naughton

Planning File No: 013947

Location: 96 Colebrook Lane, Loughton IG10 2HN

Proposal: Single storey rear extension with a lantern roof light and a single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3173/16

Officer: David Baker

Applicant Name: Mr Neil Driver

Planning File No: 011219

Location: 1 Albion Park, Loughton IG10 4RB

Proposal: Erection of part one and part two storey side extension to form annexe to existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. There was concern as the proposal was in fact for two separate, self-contained flats, which were clearly indicated on the plans. This intensification of use would also create more parking problems and exacerbate existing street congestion.

However, if the District Council was minded to grant permission, the Committee requested a condition to ensure ancillary use of the side extension with the main dwelling.

Application No: EPF/3205/16

Officer: Ian Ansell

Applicant Name: Dr Vivek Metha

Planning File No: 004405

Location: 20 Hillcrest Road, Loughton IG10 4QQ

Proposal: Removal of second floor rear dormer window and formation of recessed balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/3230/16

Officer: Robin Hellier

Applicant Name: Mr Mark Schofield

Planning File No: 023349

Location: 3 St Marys Close, Loughton IG10 1BA

Proposal: TPO/EPF/09/99.

T1 Oak - Crown reduce by approx 8m (1/3) and remove 2 x lower limbs.

T2 Plane - Crown reduce by approx 4m (1/3).

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/3294/16

Officer: David Baker

Applicant Name: Mr A Akhazzan

Planning File No: 011441

Location: The Robin Hood Public House, Epping New Road, Loughton IG10 4AA

Proposal: Retention of existing storage structure.

The Committee had NO OBJECTION to this application.

Application No: EPF/3310/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Lishak

Planning File No: 015778

Location: 50 Marjorams Avenue, Loughton IG10 1PU

Proposal: Proposed roof extension / dormer windows to rear and side of the existing building not visible from [the] public street.

The Committee had NO OBJECTION to this application.

Application No: EPF/3311/16

Officer: Jennifer Cordell

Applicant Name: Mr Brendan McGrath

Planning File No: 017408

Location: 296 Willingale Road, Loughton IG10 2BP

Proposal: Removal of existing conservatory and erection of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3330/16

Officer: Alastair Prince

Applicant Name: Miss Hilary Andrea Bosman

Planning File No: 016387

Location: 55 Queens Road, Loughton IG10 1RR

Proposal: Proposed single storey side infill extension including basement level and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/3336/16

Officer: Ian Ansell

Applicant Name: Mr David Smith

Planning File No: 024546

Location: 67 Newmans Lane, Loughton IG10 1TN

Proposal: Demolition of existing garage and sheds. Creation of new 2 bed dwelling attached to 67 Newmans Lane, with associated parking. Re-submission of refused application: EPF/0690/16.

The Committee declared a non-pecuniary interest in this item as the architect was known to the Council.

The Committee OBJECTED to this application concerned that the proposed new dwelling would result in an overdevelopment of the plot and affect the symmetry of the block, which would be out of keeping with the streetscene.

Application No: EPF/3343/16

Officer: Alastair Prince

Applicant Name: Mrs Flavia Palacios

Planning File No: 024975

Location: 7 Grosvenor Drive, Loughton IG10 2JX

Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3401/16

Officer: Moses Ekole

Applicant Name: Mrs Michelle Harris

Planning File No: 024977

Location: Little Brow, Nursery Road, Loughton IG10 4RJ

Proposal: Two storey front and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3407/16CA

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Goldstein

Planning File No: 045864 005670

Location: Woodberrie, Woodbury Hill, Loughton IG10 1JB

Proposal: Demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension and linked garage together with minor external changes.

The Committee expressed concern that the proposed works were incongruous to the streetscene, as the site was located in the York Hill Conservation Area.

158.2 Deemed Permission – provided for information only:

Application No: EPF/3174/16

Officer: Alastair Prince

Applicant Name: Mr Lee Naughton

Planning File No: 013947

Location: 96 Colebrook Lane, Loughton IG10 2HN

Proposal: Certificate of Lawful Development for proposed rear dormer window and front roof lights.

The Committee NOTED this application.

Application No: EPF/3293/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Lishak

Planning File No: 015778

Location: 50 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawfulness for single storey rear extension.

The Committee NOTED this application.

Application No: EPF/3333/16

Officer: Alastair Prince

Applicant Name: Mr Graham Smith

Planning File No: 024971

Location: 8 Shaftesbury, Loughton IG10 1HN

Proposal: Certificate of Lawful Development for proposed use of a garage as a habitable room and associated conversion works.

The Committee NOTED this application.

Application No: EPF/3345/16

Officer: Alastair Prince

Applicant Name: Mrs Flavia Palacios

Planning File No: 024975

Location: 7 Grosvenor Drive, Loughton IG10 2JX

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer window.

The Committee NOTED this application.

Application No: EPF/3350/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Owen Davies

Planning File No: 023303

Location: 21 Tewkesbury Close, Loughton IG10 3NT

Proposal: Certificate of Lawful Development for proposed conversion of roof space and erection of single storey rear extension.

The Committee NOTED this application.

Application No: EPF/3376/16

Officer: Alastair Prince

Applicant Name: Mr Joey Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton IG10 1HN

Proposal: Certificate of Lawful Development for a proposed loft conversion with box dormer assembly to rear pitch/elevation, roof windows to front pitch/elevations obscure glazed window to flank wall (staircase).

The Committee NOTED this application.

158.3 Others – provided for information only:

The Committee NOTED the contents of a letter of concern for the item below:

Application No: EPF/3409/16

Officer: Jonathan Doe

Applicant Name: Mr Philip Clark

Planning File No: 000451

Location: Sterling House, Langston Road, Loughton IG10 3TS

Proposal: Prior approval for proposed change of use of a building from office use (Use Class B1) to dwelling house (Use Class C3).

The Committee NOTED the information received from Epping Forest District Council for 'Others' applications – EPF/3250/16, EPF/3251/16, EPF/3342/16, EPF/3409/16 and EPF/0064/17.

PL159 Decisions

159.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL160 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

160.1 Street Trading Consent – The Broadway – Mr Lucas Campbell

The Committee had NO OBJECTION to this street trading consent for Palm Bay Caribbean for a one-year period.

PL161 Licensing Applications

No licensing applications had come to the attention of officers.

PL162 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 1 –13 January 2017.

Signed:.....

Date: 6 February 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 February 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford (from Min no PL164) S Murphy
B Cohen (as substitute for T Downing)

Officer: Vivienne Messenger, Planning Committee Clerk

14 members of the public

The Committee AGREED to bring forward application nos EPF/0055/17, land to the rear of 268-278 High Road, and EPF/0059/17, 55 Tycehurst Hill, to precede agenda item 3, as members of the public had registered to speak.

PL163 Apologies for Absence

Apologies for absence were received from Cllr Downing. The Planning Committee Clerk reported that Cllr Cohen had been nominated as his substitute for this meeting.

Cllr Latchford joined the meeting.

PL164 Declarations of Interest

Cllr Angold-Stephens declared a non-pecuniary interest in EPF/0055/17 as she knew the member of the public registered to speak on this item, who was also a member of the Loughton Methodist Church, but as this was significant, would leave the meeting during the discussion.

Cllr Angold-Stephens declared a personal interest in EPF/0059/17, which she considered to be non-pecuniary, as she knew several residents in Tycehurst Hill.

Cllr Murphy declared a personal interest in EPF/3198/16 as she was a close friend of the applicant, which though non-pecuniary, was significant enough for her to leave the meeting for this item.

Cllrs Abraham, Angold-Stephens, Cochrane, Cohen, Davies, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/0029/17
EPF/0053/17
EPF/0059/17

The Committee declared a non-pecuniary interest in items EPF/0055/17 and EPF/0104/17 as the architect was known to the Council.

Cllr Angold-Stephens left the meeting and Cllr Davies took the chair for the next item only.

PL165 Planning Applications

Application No: EPF/0055/17

Officer: Jonathan Doe

Applicant Name: Mr Itzik Robin

Planning File No: 000531

Location: Land to the rear of 268-278 High Road, Loughton IG10 4BG

Proposal: New 3 storey development of 12 flats with associated parking and amenity spaces.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application, which was considered an overdevelopment of the site. Members expressed concern at the increase in density of this housing scheme and limited number of parking spaces allocated.

Members were also concerned that the proposal could restrict the access / right of way to the Loughton Methodist Church complex for its members and visitors, and cause a potential loss of parking to the residents of Diggins Court and Vanryne House.

Cllr Angold-Stephens rejoined the meeting and retook the chair.

Application No: EPF/0059/17

Officer: Jonathan Doe

Applicant Name: Mr J Pierre

Planning File No: 013243

Location: 55 Tycehurst Hill, Loughton IG10 1BZ

Proposal: Extension and conversion of existing house to form three 2-bedroom dwellings with off street parking.

The Committee NOTED the contents of twenty-five letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

1. The intensification of use of the proposal would set a precedent and was not in keeping with the established pattern and current practice for single occupancy dwelling houses in the road.
2. The removal and loss of the front garden to provide parking would spoil the green aspect of the road, which was detrimental to the streetscene.
3. There was insufficient parking in the proposed scheme despite the conversion of the entire front garden to parking and extension of the crossover across the frontage with Tycehurst Hill.
4. There was concern the provision of off-street parking would result in the loss of on-street parking provision and exacerbate the existing parking congestion in the road.

However, if the District Council was minded to grant this application, members asked for a condition during construction on wheel washing to reduce mud exiting the site onto the hill near a sharp bend.

Furthermore, the Committee deplored the cynical way the planning proposal appeared to have been submitted, as the works were underway and the scheme changed to one for multiple occupancy.

PL166 Confirmation of Minutes

The Minutes of the meeting held on 23 January 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL167 Matters for Report

167.1 Amended plans – EPF/3076/16 – 56 Deepdene Path, Loughton IG10 3PS – Proposed two storey side extension as well as a single storey front extension – Min no PL149.1

Members considered the amended plans but as these had not overcome their previous comments, restated these as below, which were:

The Committee expressed concern for the single storey side addition that extended to the site boundary, and was considered an overdevelopment of the site. However, members had NO OBJECTION to the two storey section of the side extension.

167.2 Epping Forest District Council – Governance Select Committee meeting on 31 January 2017 – Essex County Council Highways presentation

The Chairman advised that there was a webcast available on the District Council's website to view the presentation made by officers from ECC Highways followed by a question and answer session for the councillors present.

The Chairman commented that it was interesting to note that Highways would only assess a development's impact on highways and look at a site for upward of fifty dwellings. Other moot points were that the time of day did not feature in site visits or current traffic and parking issues, unless they were for large developments, and that in future, traffic surveys would not be carried out during the school holidays.

PL168 Training and Conferences

The Committee APPROVED the attendance of Cllr Carol Davies on a Social Media training course on 7 February 2017 at the EALC offices in Great Dunmow for the purposes of paying travel expenses.

PL169 Planning Applications

169.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2686/16

Officer: Jennifer Cordell

Applicant Name: Mr Alfred Abbott

Planning File No: 024982

Location: 9 Jessel Drive, Loughton IG10 2EX

Proposal: Demolish existing house and rebuild house with brick front incorporating a single storey rear extension, loft conversion with rear dormer and a front porch.

The Committee had NO OBJECTION to this application provided the house was rebuilt in the same coloured brick as no 11 Jessel Drive.

Cllr Murphy left the meeting.

Application No: EPF/3198/16

Officer: David Baker

Applicant Name: Mrs Sharon Chandler

Planning File No: 024990

Location: 39 Lower Road, Loughton IG10 2RX

Proposal: Provision of off street parking area at the front, involving removal of earth to the level of the road, and provision of retaining walls.

The Committee had NO OBJECTION to this application.

Cllr Murphy rejoined the meeting.

Application No: EPF/3414/16

Officer: Marie-Claire Tovey

Applicant Name: Mr A Walker

Planning File No: 004954

Location: Unit 15, Oakwood Hill Industrial Estate, Loughton IG10 3TZ

Proposal: Application for removal of condition 4 'flood risk assessment' on planning application EPF/1922/16 (Application for variation of condition 2 'plan numbers' on planning application EPF/2197/15 (Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); forming a business incubator development of 34 units based on reconditioned shipping containers).

The Committee felt that it was unable to comment on the removal of this condition, owing to the lack of information provided, but would support the views of the District officers concerned with drainage and land contamination in any future decisions.

Application No: EPF/0001/17

Officer: Robin Hellier

Applicant Name: Mr Finch

Planning File No: 019286

Location: Hetton House, Station Road, Loughton IG10 4NP

Proposal: TPO/EPF/07/79.

T1 Lime - Crown lift to 4m and reduce from street lamp by 1.5m.

T2 Horse Chestnut - 2m lateral reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0028/17

Officer: Ian Ansell

Applicant Name: Magnet Ltd

Planning File No: 012629

Location: 213-215 High Road, Loughton IG10 1BB

Proposal: 1 no. illuminated fascia sign and 1 no. illuminated projecting sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0029/17

Officer: David Baker

Applicant Name: Mr R Walker

Planning File No: 023040

Location: 2 Connaught Avenue, Loughton IG10 4DP

Proposal: Amendments to approved application EPF/2826/16 (for 2 storey side and rear extension to existing house, together with alterations) comprising the conversion of a ground floor garage to form a larger living room, and a small first floor extension to form an en suite bathroom to bedroom 4.

The Committee NOTED the contents of three letters, two of objection and one of support.

The Committee was concerned by the increased bulk and size of the proposal, and requested the removal of all further permitted development rights, should the District Council be minded to grant this application.

Members also asked for the boundaries to be enclosed by low walls and for the landscaping to be appropriate for this prominent site.

Application No: EPF/0044/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Guy Murphy

Planning File No: 014333

Location: 101 Forest Road, Loughton IG10 1EF

Proposal: Ground floor side and rear extension. First floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0045/17

Officer: Marie-Claire Tovey

Applicant Name: Ms Ranuk Wahiwala

Planning File No: 021377

Location: 25 Highland Avenue, Loughton IG10 3AJ

Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0046/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Nigel Creswell

Planning File No: 010312

Location: 34 Spring Grove, Loughton IG10 4QD

Proposal: First floor rear extension with roof extended over to facilitate loft conversion with a rear dormer window.

The Committee had NO OBJECTION to this application.

Application No: EPF/0049/17CA

Officer: Moses Ekole

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton IG10 1SF

Proposal: Detached single storey rear garage, vehicular access and hard standing. (Revised application to EPF/2536/16).

The Committee had NO OBJECTION to this application.

Application No: EPF/0051/17CA

Officer: Moses Ekole

Applicant Name: Mr Peter Robinson

Planning File No: 022713

Location: 50 Baldwins Hill, Loughton IG10 1SF

Proposal: Grade II listed building application for the removal of a single door and creation of a double garage door.

The Committee had NO OBJECTION to this application.

Application No: EPF/0053/17

Officer: David Baker

Applicant Name: McCarthy & Stone

Planning File No: 000173

Location: Tennis Courts, Roding Valley High School, Alderton Hill, Loughton IG10 3JD

Proposal: Amendment to planning permission EPF/1103/15 (for the erection of 38 'Retirement Living' apartments for the elderly) comprising the provision of two additional apartments in the roof/loft area at second floor facing the internal courtyard.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0063/17CA

Officer: Robin Hellier

Applicant Name: Mrs Samantha Jennings

Planning File No: 005617

Location: 1 Woodbury Hill, Loughton IG10 1JB

Proposal: TPO/CHI/02/68.

T1 Pine - Fell and replace with a birch.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0077/17CA

Officer: Robin Hellier

Applicant Name: Mrs Samantha Jennings

Planning File No: 005617

Location: 1 Woodbury Hill, Loughton IG10 1JB

Proposal: TPO/CHI/02/68 A1.

T2 Oak - 6m crown reduction due to tree conditions.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0104/17

Officer: Jonathan Doe

Applicant Name: Mr Michael Owen

Planning File No: 019123

Location: 32 Woodland Road, Loughton IG10 1HJ

Proposal: Two storey rear extension and internal alterations to enlarge living space and provide one additional bedroom. The addition of a small front porch to enlarge entrance hall.

The Committee expressed concern for the bulk and height of the single storey part of the rear extension and its effect on the adjoining neighbours at no 30 Woodland Road.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0126/17

Officer: Robin Hellier

Applicant Name: Mr Adam Drake

Planning File No: 009536

Location: 9 Connaught Avenue, Loughton IG10 4DP

Proposal: TPO/EPF/23/15. Lime - 5m crown lift. 10% thin and reduce back from no 7 by 1.5m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0134/17

Officer: Alastair Prince

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton IG10 1PU

Proposal: The conversion of the existing hipped roof to a gable roof loft conversion including rear dormer.

The Committee had NO OBJECTION to this application.

169.2 Deemed Permission – provided for information only:

Application No: EPF/0033/17

Officer: Alastair Prince

Applicant Name: Mr Steven Carbine

Planning File No: 004770

Location: 22 Brook Road, Loughton IG10 1BW

Proposal: Certificate of Lawful Development for proposed single storey side extension.

The Committee NOTED this application.

Application No: EPF/0035/17

Officer: Jennifer Cordell

Applicant Name: Vets4Pets Limited

Planning File No: 001228

Location: Unit 13 Epping Forest Shopping Park, Epping Forest District Council Depot, Langston Road, Loughton IG10 3UE

Proposal: Certificate of Lawful Development for proposed use of part of retail unit as an ancillary pet care, treatment and grooming facility.

The Committee NOTED this application.

Application No: EPF/0036/17

Officer: Moses Ekole

Applicant Name: Mr Conroy Pretorius

Planning File No: 003429

Location: 2 Hill Top, Loughton IG10 1PX

Proposal: Certificate of Lawful Development for proposed single storey side and rear extension.

The Committee NOTED this application.

169.3 Others – provided for information only – EPF/3111/16, EPF/3389/16, EPF/3399/16, EPF/0141/17, EPF/0159/17 and EPF/0215/17

The Committee NOTED the information received from Epping Forest District Council.

PL170 Decisions

170.1 Decisions by Epping Forest District Council

The Planning Decisions for November and December 2016 from Epping Forest District Council were NOTED.

PL171 Licensing Applications

No licensing applications had come to the attention of officers.

PL172 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 16 – 27 January 2017.

Signed:.....

Date: 20 February 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 February 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy
J Jennings (as substitute for C Davies)

Officer: Vivienne Messenger, Planning Committee Clerk

4 members of the public

The Committee AGREED to bring forward application nos EPF/3090/16, 2 Alderton Hall Lane, and EPF/0110/17, 16 Station Road, to follow agenda item 3, as members of the public had registered to speak.

PL173 Apologies for Absence

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that Cllr Jennings had been nominated as her substitute for this meeting.

PL174 Declarations of Interest

Cllr Jennings declared a non-pecuniary interest in EPF/0194/17CA as she knew the neighbour, who was also a member of the Hills Amenity Society.

Cllr Jennings also declared a non-pecuniary interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. She stated that any views she gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

Cllr Abraham declared a non-pecuniary interest in EPF/0110/17 as he was acquainted with a neighbour, who was a fellow ward Town councillor.

Cllr Cochrane declared a non-pecuniary interest in EPF/0098/17 as she knew the applicant, and EPF/0110/17 as she knew the applicant's wife.

Cllr Angold-Stephens declared a personal interest in EPF/3090/16, which she considered to be non-pecuniary, as she knew the member of the public registered to speak on this item.

PL175 Confirmation of Minutes

The Minutes of the meeting held on 6 February 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL176 Planning Applications

Application No: EPF/3090/16

Officer: Moses Ekole

Applicant Name: Mr Sundaep Saxena

Planning File No: 019886

Location: 2 Alderton Hall Lane, Loughton IG10 3HN

Proposal: Part single, part two storey rear extension. Two storey side extension. New front porch.

The Committee NOTED the contents of two letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application.

Members disliked the proposed bulk of the development, which were considered detrimental to the streetscene, and design elements that would not match the adjoining neighbours' properties at nos 71A Alderton Hill and 4 Alderton Hall Lane.

The Committee considered the depth of the proposed rear extension would cause loss of light and amenity to these neighbours. Concern was also voiced at the loss of the green aspect in the front garden, and possible breaking of a covenant.

Application No: EPF/0110/17

Officer: Moses Ekole

Applicant Name: Mr John Collins

Planning File No: 018759

Location: 16 Station Road, Loughton IG10 4NX

Proposal: The proposed remodelling and extending of a previous approval to an existing detached dwelling.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

PL177 Matters for Report

No matters were raised.

PL178 Planning Applications

178.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/3363/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Daniel Simpson

Planning File No: 016192

Location: Greengates, 24 Albion Hill, Loughton IG10 4RD

Proposal: Variation of condition 2 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to retain as built alterations including alterations to windows, alterations to rear roof design, replacement of glass to metal railings on terrace, awning above garage and shed within rear garden.

The Committee NOTED the contents of a letter of objection.

The Committee deplored this retrospective application and OBJECTED to the retention of the completed works on the grounds of overlooking of Thurlestone, the dwelling at the rear in Pollards Close.

Application No: EPF/3410/16CA

Officer: Moses Ekole

Applicant Name: Mr Glenn Spearing

Planning File No: 024967

Location: 12 Stony Path, Loughton IG10 1SJ

Proposal: Following fire damage, remove burnt leylanda [sic] leylandii shrub fence and roots, take down dwarf brick wall, clear all waste, erect brick piers, dwarf wall and fix new boarding between piers. Supply and fix new door.

The Committee deplored this retrospective application and OBJECTED to the boundary treatment installed on the following grounds, which were:

1. The loss of the hedge was considered detrimental to the streetscene as the house was located in the Baldwins Hill Conservation Area; and
2. The height of the replacement wooden fencing.

Application No: EPF/0098/17

Officer: David Baker

Applicant Name: Mr M Hagger

Planning File No: 009759

Location: Oaklands School, 8 Albion Hill, Loughton IG10 4RA

Proposal: New black painted metal external ramp to ICT suite in annex including creation of new doorway into en suite and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0135/17

Officer: David Baker

Applicant Name: Mr P Gurton

Planning File No: 026685

Location: 120 Valley Hill, Loughton IG10 3AU

Proposal: Demolition of existing single storey dwelling and erection of two storey detached house with parking space at the rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0149/17

Officer: Jonathan Doe

Applicant Name: Mrs Spero

Planning File No: 024995

Location: 14 Woodland Road, Loughton IG10 1HJ

Proposal: Proposed raising of roof and associated loft conversion. Two storey rear and ground floor front bay and canopy.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0181/17

Officer: Moses Ekole

Applicant Name: Mr T Dabrega

Planning File No: 026684

Location: 5 Greenfield Close, Loughton IG10 3HG

Proposal: Two storey rear extension and single storey front extension.

The Committee OBJECTED to this application owing to the proposed bulk, which was considered overbearing and would cause loss of amenity to the neighbours at nos 3 and 7 Greenfield Close. The loss of amenity would be exacerbated by the first floor side window of the proposed 'bedroom 3', which would particularly overlook no 3 Greenfield Close.

However, if the District Council was minded to grant this application, members asked if this first floor side window could be fixed shut and fitted with obscure glass.

Application No: EPF/0187/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Selahattin Cicek

Planning File No: 024259

Location: 7 Colebrook Lane, Loughton IG10 2HQ

Proposal: Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16).

The Committee OBJECTED to this application. The rear dormer was still considered to be too high and bulky, which would cause loss of amenity to the neighbour at no 1 Harvey Gardens, and be detrimental to the streetscene.

Application No: EPF/0190/17

Officer: Moses Ekole

Applicant Name: Ms Hatice Abdullah

Planning File No: 026678

Location: 76 Danbury Road, Loughton IG10 3AP

Proposal: Flat conversion with single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0194/17CA

Officer: Robin Hellier

Applicant Name: Mrs V J Locks

Planning File No: 009045

Location: 2 Potters Close, Loughton IG10 1JQ

Proposal: TPO/CHI/02/68 A1.

T1 + T2 Oak: 2m crown reduction and removal of low hanging branches to balance.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0196/17

Officer: David Baker

Applicant Name: Mr James Docker

Planning File No: 024385

Location: 54 Ollards Grove, Loughton IG10 4DW

Proposal: Erection of single villa-style replacement two storey dwelling house with basement, and associated re-landscaping, following demolition of existing bungalow.

The Committee considered this was the maximum that could be accommodated on the plot and, to prevent additional development of the plot, asked that all further permitted development rights were removed.

Application No: EPF/0237/17

Officer: Jonathan Doe

Applicant Name: Mr Penman

Planning File No: 024447

Location: Lancaster Volkswagen Showroom, Langston Road, Loughton IG10 3TQ

Proposal: Four free standing illuminated signs; two illuminated fascia signs; and, two internal free standing signs.

The Committee had NO OBJECTION to this application.

178.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0155/17

Officer: Alastair Prince

Applicant Name: Mrs Aleksandra Pasowicz-Lis

Planning File No: 010742

Location: 20 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for proposed loft conversion, three skylights to the front roof and one skylight to the extension.

Application No: EPF/0182/17

Officer: Alastair Prince

Applicant Name: Mr J Nicola

Planning File No: 013433

Location: 23 Sedley Rise, Loughton IG10 1LS

Proposal: Certificate of Lawful Development for proposed loft conversion with hip to gable and rear dormer.

Application No: EPF/0268/17

Officer: Alastair Prince

Applicant Name: Mr K Wall

Planning File No: 026687

Location: 36 Roding Road, Loughton IG10 3ED

Proposal: Certificate of Lawful Development for proposed single storey side extension and garage conversion, side dormer.

Application No: EPF/0269/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Michael Giles

Planning File No: 026688

Location: 37 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawful Development for proposed loft conversion, installation of a rear and side dormer and installation of two front elevation rooflights.

178.3 Others – provided for information only – EPF/0130/17, EPF/0132/17, EPF/0163/17, EPF/0172/17, EPF/0289/17, EPF/0355/17 and EPF/0361/17

The Committee NOTED the information received from Epping Forest District Council.

PL179 Decisions

179.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL180 Licensing Applications

No licensing applications had come to the attention of officers.

PL181 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly lists for 30 January – 10 February and 13 – 17 February 2017.

Signed:.....
Date: 6 March 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 March 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
K Latchford S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

1 member of the public

The Committee AGREED to bring forward application no EPF/0227/17, 8 Chester Close, to follow agenda item 3, as a member of the public had registered to speak.

PL182 Apologies for Absence

Apologies for absence were received from Cllr Downing.

PL183 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/0338/17

Item 8.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

The Committee declared a non-pecuniary interest in items EPF/0225/17 and EPF/0338/17 as the architect was known to the Council.

PL184 Confirmation of Minutes

The Minutes of the meeting held on 20 February 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL185 Planning Applications

Application No: EPF/0227/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs R Saramaka

Planning File No: 026692

Location: 8 Chester Close, Loughton IG10 2LP

Proposal: Demolition of existing conservatory. Proposed single storey side and rear extension.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The depth of the proposed extension was considered too large and overbearing on both side neighbours and at the rear in Grosvenor Drive, particularly no 156, which could set a precedent.

PL186 Matters for Report

No matters were raised.

PL187 Planning Applications

187.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/1761/16

Officer: Jonathan Doe

Applicant Name: Ms Karen Lipka

Planning File No: 021076

Location: 1 Cranleigh Gardens, Loughton IG10 3DD

Proposal: Two storey extension to side and rear of existing dwelling on ground and first floors, with associated amendments to existing roof and facades, resulting in a new en suite bathroom and study.

The Committee OBJECTED to this application on the following grounds:

1. Overdevelopment of the site;
2. Overbearing on the neighbours in Avondale Drive;
3. Cause loss of amenity to the neighbours from overlooking and loss of light; and was
4. Detrimental to the streetscene, especially the front part of the side extension.

Application No: EPF/3340/16

Officer: Marie-Claire Tovey

Applicant Name: Mr Terry Chimes

Planning File No: 023675

Location: 4 Richmond Park, Loughton IG10 4PQ

Proposal: Side extension / annex connected to the main property.

The Committee had NO OBJECTION to this application but, should the District Council be minded to grant permission, requested a condition to ensure ancillary use of the annex with the main dwelling only.

Application No: EPF/0225/17CA

Officer: David Baker

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton IG10 1SE

Proposal: Two storey side and rear elevation, part basement to rear, tiled conservatory to rear, front porch and internal alterations. Re-submission of approved application – EPF/1208/14.

The Committee had NO OBJECTION to this application.

Application No: EPF/0226/17
Officer: David Baker
Applicant Name: Mr & Mrs Vosloos
Planning File No: 026695
Location: 7 Wroths Path, Loughton IG10 1SH
Proposal: First floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0233/17
Officer: Moses Ekole
Applicant Name: Mr & Mrs Fahy
Planning File No: 026295
Location: 158 Englands Lane, Loughton IG10 2NS
Proposal: Demolition and reconstruction of existing left hand garage extension on new foundation following severe subsidence damage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0236/17
Officer: Moses Ekole
Applicant Name: Ms Teresa Aspinall
Planning File No: 026691
Location: 6 Alderton Close, Loughton IG10 3HQ
Proposal: Construction of pitched roof to garage including raising height of the existing walls and conversion of garage to habitable space including linking garage to house under existing porch space.

The Committee expressed concern for the impact of this proposal on the streetscene as this would be the only garage with a pitched roof.

Application No: EPF/0262/17
Officer: Ian Ansell
Applicant Name: Magnet Ltd
Planning File No: 012629
Location: 213-215 High Road, Loughton IG10 1BB
Proposal: Installation of 3 no. air conditioning condenser units housed in white steel cages for protection.

The Committee expressed concern for the potential noise nuisance the air conditioning units would cause to the future occupants of the flats above.

Application No: EPF/0266/17
Officer: Moses Ekole
Applicant Name: Mr James Korosec
Planning File No: 014105
Location: 17 Albion Hill, Loughton IG10 4RA
Proposal: Proposed rear/side extension, two storey rear infill extension, roof extension and associated alterations; rear and side retaining walls with steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/0312/17
Officer: David Baker
Applicant Name: Mr Lee Butcher

Planning File No: 026702
Location: 110 Colson Road, Loughton IG10 3RF
Proposal: Two storey side extension to house.

The Committee had NO OBJECTION to this application.

Application No: EPF/0332/17
Officer: Jonathan Doe
Applicant Name: Mr Graham Lake
Planning File No: 000695
Location: Mercedes-Benz Loughton, 3 Langston Road, Loughton IG10 3SD
Proposal: Erection of new handover bay building attached to part of southern elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0338/17
Officer: Jonathan Doe
Applicant Name: Spring Grove Ltd
Planning File No: 006706
Location: 51 High Road, Loughton IG10 4JE
Proposal: The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposed 6-flat development on this prominent corner plot was considered an overdevelopment of the site, out of keeping with the streetscene and also failed to complement the character of the area. Members also commented the design would not maintain the quality of the built environment.

Furthermore, the Committee was concerned by the inadequate parking provision, as only six spaces were proposed for this scheme. The site was also opposite Oaklands School and school traffic / parking caused daily congestion.

However, if the District Council was minded to grant this application, the Committee requested that a condition for wheel washing be imposed to reduce mud exiting the site onto Spring Grove during the construction period, as a steep hill led up to the T-junction with the High Road and highway safety could be impaired.

Application No: EPF/0343/17
Officer: Moses Ekole
Applicant Name: Mr & Mrs David and Claire Richardson
Planning File No: 026700
Location: 40 Oakwood Hill, Loughton IG10 3EW
Proposal: Part single, part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0379/17
Officer: Robin Hellier
Applicant Name: Mr Margaret Grant
Planning File No: 023941
Location: 28 Hazelwood, Loughton IG10 4ET

Proposal: TPO/CHI/03/70 A1. T2 Ash - remove 2 low overhanging limbs and reduce remaining overhang by 2m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

187.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

The Committee NOTED the following TPX applications:

Application No: EPF/0316/17

Officer: Robin Hellier

Applicant Name: Mr Ben Shankland

Planning File No: 005123

Location: 49 York Hill, Loughton IG10 1HZ

Proposal: T1 Holly & T4 Leyland Cypress - Fell to near ground level.

T2 Field Maple – Reduce height by 4.5m.

T3 Bay - Reduce height by up to 6.0m (about 30%).

Application No: EPF/0380/17

Officer: Robin Hellier

Applicant Name: Mrs Mary Low

Planning File No: 004989

Location: 22 Baldwins Hill, Loughton IG10 1SD

Proposal: Baldwins Hill Conservation Area: T1 Willow & T9 Yew – Re-trim, T6 & T7 Plum, T8 Apple - Reduce.

187.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/3246/16

Officer: Alastair Prince

Applicant Name: Mr & Mrs Jacobs

Planning File No: 000041

Location: 2 Champions, Loughton IG10 2SG

Proposal: Certificate of Lawful Development for a proposed rear dormer in a loft conversion.

Application No: EPF/0324/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Thomson

Planning File No: 024075

Location: 63 Oakwood Hill, Loughton IG10 3EP

Proposal: Certificate of Lawful Development for Proposed loft conversion with rear dormer and three roof lights to front elevation.

Application No: EPF/0373/17

Officer: David Baker

Applicant Name: Mr A Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton IG10 1LS

Proposal: Certificate of Lawful Development for Proposed hip to gable build up and rear dormer window.

187.4 Others – provided for information only – EPF/0258/17, EPF/0274/17, EPF/0372/17, EPF/0461/17, EPF/0462/17 and EPF/0476/17

The Committee NOTED the information received from Epping Forest District Council.

PL188 Decisions

188.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL189 Local Government (Miscellaneous Provisions) Act 1982 Street Trading Licence

189.1 Street Trading Consent (Renewal) – Chester Road – Mr John Fitzpatrick

The Committee had NO OBJECTION to the renewal of this street trading consent.

PL190 Licensing Applications

190.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of prevention of public nuisance, owing to the noise and disturbance that would be caused to the residents in the flats above and opposite in The Broadway should the premises stay open after 23.00 hours until midnight on Mondays to Saturdays.

PL191 Enforcement and Compliance

The Committee NOTED the reports and those for the current enforcement cases as advised by the District Council in its weekly list for 20 – 28 February 2017.

Signed:.....
Date: 20 March 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 March 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer: Vivienne Messenger, Planning Committee Clerk

13 members of the public

The Committee AGREED to bring forward application nos EPF/0230/17, 4 West View, EPF/0271/17, 35 Hillyfields, EPF/0435/17, 2 Connaught Avenue, EPF/0456/17, 19 Shaftesbury, EPF/0489/17, 34 The Crescent, and EPF/0487/17, 38 Poundfield Road to follow agenda item 3, as members of the public had expressed an interest and a number of them had registered to speak.

PL192 Apologies for Absence

Apologies for absence were received from Cllr Davies.

PL193 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

EPF/0148/17

EPF/0230/17

EPF/0435/17

Item 8.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB

Cllr Cochrane declared a pecuniary interest in EPF/0456/17 as she lived in the road and knew the neighbours and stated she would leave the meeting for this item.

Cllr Abraham declared a non-pecuniary interest in EPF/0418/17 as he lived nearby.

The Committee declared a non-pecuniary interest in EPF/0318/17CA as the applicant was a member of the Loughton Residents Association.

PL194 Confirmation of Minutes

The Minutes of the meeting held on 6 March 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL195 Planning Applications

Application No: EPF/0230/17

Officer: Marie-Claire Tovey

Applicant Name: Mr James Cunningham

Planning File No: 024681

Location: 4 West View, Loughton IG10 1TA

Proposal: Proposed demolition of existing dwelling and construction of replacement building to provide 3 flats with associated parking and landscaping.

The Committee NOTED the contents of six letters of objection.

Members of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The proposed flat development was considered detrimental to the character of the road and out of keeping with the streetscene, which would set a precedent, as West View was a road of large detached family homes.

The provision of six parking spaces shown on the amended plan was considered inadequate as there was no visitor parking factored into the scheme. The layout of the parking area would make the safe manoeuvrability of vehicles on the plot difficult, which could spill out into West View, a narrow road, and cause more traffic congestion.

Application No: EPF/0271/17
Officer: Jonathan Doe
Applicant Name: Mr Mathew Cheriyan
Planning File No: 002264
Location: 35 Hillyfields, Loughton IG10 2PT
Proposal: First floor side extension.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application. The proposal was considered to be over bulky, overbearing on neighbouring properties and detrimental to the streetscene.

Members also expressed concern for the featureless flank wall. This would be oppressive to the neighbours at no 33 Hillyfields and cause a loss of natural light into the side windows of their property making it quite dark.

Application No: EPF/0435/17
Officer: David Baker
Applicant Name: Mr Robert Walker
Planning File No: 023040
Location: 2 Connaught Avenue, Loughton IG10 4DP
Proposal: The demolition of the existing dwelling house and erection of a new architecturally designed building containing 7 apartments. The proposed building is predominantly two and three stories in height with some roof accommodation, and includes a basement 11 space car park.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which was considered an overdevelopment of the plot. The proposed scheme would retain very little private amenity space for seven 'luxury' apartments. There was additional concern that

parking for only 11 vehicles was being provided within the apartment complex as Connaught Avenue and Ollards Grove were congested on a daily basis.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Cllr Cochrane left the meeting.

Application No: EPF/0456/17

Officer: Jonathan Doe

Applicant Name: Mr John Musaphia

Planning File No: 024858

Location: 19 Shaftesbury, Loughton IG10 1HN

Proposal: Removal of existing double width garage and erection of a two storey side extension.

The Committee NOTED the contents of fourteen letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

1. An overdevelopment of the plot.
2. The works would set a precedent in a street where the original concept of Shaftesbury has been retained since its conception some 40 years ago.
3. Neighbouring properties in Shaftesbury would be overlooked and also those at the rear in Forest Road, as it was reported previously that trees on this site boundary had been removed.
4. The symmetry of the semi-detached houses would be lost.

Furthermore, the Committee requested that the two glass panels resembling 'doors' would need to be changed to proper Georgian-style windows to match the rest of the street.

However, if the District Council was minded to approve this development then the Committee asked if all permitted development rights could be removed, and requested a condition for wheel washing to be imposed during the construction period, so highway safety on this busy, congested road was not impaired.

Cllr Cochrane rejoined the meeting.

Application No: EPF/0489/17

Officer: Jonathan Doe

Applicant Name: Mr Davesh Dubal

Planning File No: 021990

Location: 34 The Crescent, Loughton IG10 4PY

Proposal: Erection of a single storey rear extension.

A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application.

Application No: EPF/0487/17

Officer: Jonathan Doe

Applicant Name: Mr Billy Martin

Planning File No: 019084

Location: 38 Poundfield Road, Loughton IG10 3JN

Proposal: Proposed two storey side extension and single storey rear.

The Committee had NO OBJECTION to this application.

PL196 Matters for Report

196.1 Notice of Appeal – EPF/1990/16 – 2 Connaught Avenue, Loughton IG10 4DP – Demolition of existing building and erection of a part 2 and part 3 storey building containing six 2 bedroom flats, with provision of 6 ground level car spaces. (The application is for approval of the building shape (bulk, mass volume), and door and window openings - with materials to elevational treatment to be conditioned as part of any planning approval.) (Appeal ref number APP/J1535/W/16/3166045) – Min no PL73

The Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application. It was considered an overdevelopment of the site that lacked adequate parking facilities with only six spaces being provided. Members commented that they liked the design of the apartment building.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

PL197 Planning Applications

197.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0148/17

Officer: Moses Ekole

Applicant Name: Ms Ilana Eisner

Planning File No: 009408

Location: 18 Millsmead Way, Loughton IG10 1LR

Proposal: Single-storey rear extension and two-storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0200/17

Officer: Moses Ekole

Applicant Name: Mr David Foskett

Planning File No: 026711

Location: 47 Upper Park, Loughton IG10 4EQ

Proposal: 1. Front entrance extension and replacement of dormer window. 2. Rebuilding existing ground floor window and extending the first floor. 3. Replacing all windows. 4. Construction of a single storey rear extension with roof terrace and glass balustrade.

The Committee had NO OBJECTION to this application but expressed concern that there was no plan to protect the trees on the site during the construction phase.

Application No: EPF/0244/17
Officer: Alastair Prince
Applicant Name: Mr G Atkins
Planning File No: 017007
Location: 67 The Lindens, Loughton IG10 3HT
Proposal: Single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0314/17
Officer: David Baker
Applicant Name: Mrs Jackie Jensen
Planning File No: 008786
Location: 26 Brooklyn Avenue, Loughton IG10 1BL
Proposal: Erection of single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0318/17CA
Officer: Ian Ansell
Applicant Name: Mr Peter House
Planning File No: 022517
Location: Little Monkwood Lodge, 52 Baldwins Hill, Loughton IG10 1SF
Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0418/17
Officer: David Baker
Applicant Name: Mrs Ann-Marie Buckley
Planning File No: 026706
Location: 2 Tewkesbury Close, Loughton IG10 3NT
Proposal: Conversion of integral garage to living accommodation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0439/17
Officer: Marie-Claire Tovey
Applicant Name: Epping Forest District Council
Planning File No: 001228
Location: Council Depot and adjacent land, off Langston Road, Loughton IG10 3TH
Proposal: Variation of condition 1 (plan nos) of planning permission EPF/0294/15 to allow revisions to front and rear elevations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0448/17
Officer: Alastair Prince
Applicant Name: Mr Steve Polfreman
Planning File No: 026688
Location: 37 Marjorams Avenue, Loughton IG10 1PU
Proposal: Installation of two small dormers on the front elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0450/17

Officer: Alastair Prince

Applicant Name: Mrs Natalie Gaunt

Planning File No: 003539

Location: Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

Proposal: Retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level access.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/0452/17

Officer: Alastair Prince

Applicant Name: Mrs Natalie Gaunt

Planning File No: 003539

Location: Rontec Church Hill Service Station, 117 Church Hill, Loughton IG10 1QR

Proposal: Advertisement consent for retention of an installed ATM to the left of the Convenience Shop front elevation shop front installed as a through brickwork installation through a recessed black steel ATM liner. NCR 5884 ATM fascia with non-illuminated black and green polycarbonate Z Print design top and bottom signs with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Cashzone green acrylic ATM fascia top sign with white illuminated lettering "cashzone" and accepted card logos. A receipts bin has been fixed to brickwork to the left of the ATM. The pavement in front of the ATM has been lowered to give level access.

The Committee deplored this retrospective application but had NO OBJECTION.

Application No: EPF/0457/17

Officer: Robin Hellier

Applicant Name: Mrs Paula Huzzey

Planning File No: 011274

Location: Glentarras, Nursery Road, Loughton IG10 4EF

Proposal: TPO/EPF/07/79. T1 Chestnut and T2 Beech - 2m crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0478/17

Officer: Jonathan Doe

Applicant Name: Mr Peter Ballard

Planning File No: 003567

Location: 2 Drayton Avenue, Loughton IG10 3DF

Proposal: Two storey side and rear extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0507/17
Officer: Ian Ansell
Applicant Name: Mr S Dyulgerov
Planning File No: 024659
Location: 65A Colebrook Lane, Loughton IG10 2HN
Proposal: Two storey side and rear extension.

The Committee OBJECTED to this application. The works were considered overbearing on the neighbours and an overdevelopment of the plot, which would create a terracing effect and leave little private amenity space.

Application No: EPF/0510/17
Officer: Marie-Claire Tovey
Applicant Name: Mr Ray Mark
Planning File No: 026708
Location: 11 Regents Place, Loughton IG10 4PP
Proposal: Ground floor rear extension and loft conversion with rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0530/17CA
Officer: Robin Hellier
Applicant Name: Mrs Samantha Jennings
Planning File No: 005617
Location: 1 Woodbury Hill, Loughton IG10 1JB
Proposal: TPO/CHI/02/68 A1. T1 Leyand Cypress Hedge - reduce height by 50%.
T4 Various Species - reduce back to boundary.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

197.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2887/16
Officer: Alastair Prince
Applicant Name: Mr J S Jana
Planning File No: 004838
Location: 15 Chequers Road, Loughton IG10 3QA
Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and single storey rear extension.

Application No: EPF/0375/17
Officer: Alastair Prince
Applicant Name: Mrs Thecla Panagides
Planning File No: 013699
Location: 27 Tycehurst Hill, Loughton IG10 1BX
Proposal: Certificate of Lawful Development for proposed loft conversion, hip to gable, rear dormer, roof lights to front roof.

Application No: EPF/0438/17

Officer: David Baker

Applicant Name: Mr & Mrs Mallon

Planning File No: 014156

Location: 22 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Certificate of Lawful Development for proposed single storey rear extension, single storey side extension, loft conversion with rear dormer and front roof light, and new front porch.

Application No: EPF/0444/17

Officer: David Baker

Applicant Name: Mr Sorinel Stefan

Planning File No: 026693

Location: 9 Collard Avenue, Loughton IG10 2ER

Proposal: Certificate of Lawful Development for proposed double storey rear extension and installation of 2 velux windows.

Application No: EPF/0453/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Matt Bygate

Planning File No: 017060

Location: 33 The Drive, Loughton IG10 1HB

Proposal: Certificate of Lawful Development for proposed loft conversion.

197.3 Others – provided for information only – EPF/0121/17, EPF/0434/17 and EPF/0697/17

The Committee NOTED the information received from Epping Forest District Council.

PL198 Decisions

198.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL199 Licensing Applications

199.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on all four licensing objections below:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

This was because the application sought to licence the supply of alcohol on and off the premises with daily opening hours from 6.00 until midnight. The Committee was concerned this would cause undue noise and disturbance to the residents in the flats above and opposite in Brooklyn Parade.

The Committee recommended the licensed and opening hours of 11.00 to 23.00 daily, to limit easy access to alcohol late at night for consumption off the premises to consumers/customers who might 'noisily' move on to a late-night venue.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.55pm.

PL200 Enforcement and Compliance

200.1 The Committee NOTED that an Enforcement Notice has been issued by Epping Forest District Council in respect of the Annex at 102A Oakwood Hill, Loughton IG10 3ER. It appeared the breach of planning control was in regard to the construction of a building not in accordance with the approved planning consent EPF/0907/15.

200.2 No reports had been received.

Signed:.....

Date: 3 April 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 April 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: C Davies (in the Chair)
P Abraham (from Min no PL204 T Cochrane
K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

1 member of the public

PL201 Apologies for Absence

Apologies for absence were received from Cllrs Angold-Stephens and Downing.

PL202 Declarations of Interest

Cllrs Cochrane, Davies, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

- 4.1.1: EPF/1161/16 – Land adjacent to 2 Spareleaze Hill
- 4.1.2: EPF/1858/16 – Beechlands, 42 - 44 Alderton Hill
- 5.1: EPF/0234/17 The Last Post, 227 High Road

The Committee declared a non-pecuniary interest in EPF/0585/17 as the architect was known to the Council.

Cllr Cochrane declared a non-pecuniary interest in EPF/0638/17 as she lived in the road and was acquainted with the neighbours.

PL203 Confirmation of Minutes

The Minutes of the meeting held on 20 March 2017 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Abraham joined the meeting.

PL204 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

204.1 Notice of Appeals:

- 204.1.1 EPF/1161/16 – Land adjacent to 2 Spareleaze Hill, Loughton IG10 1BT – Proposed 4 bedroom detached house (revised application to EPF/2086/15) (Appeal ref no: APP/J1535/W/17/3168714) – Min no PL14**

Cllr Abraham declared a non-pecuniary interest in this item and both EPF/1858/16 and EPF/0234/17 owing to comments received from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of a letter of objection.

The Committee restated the previous comments made on this application made for EPF/2086/15, which were:

The Committee OBJECTED to this application which was considered an overdevelopment of a small plot and out of keeping with the streetscene. Members expressed concern over the lack of private amenity space to be retained and for highway safety with access onto the hill at this point.

In addition, members were concerned by the possible overlooking of the properties at the rear in Tycehurst Hill.

204.1.2 EPF/1858/16 – Beechlands, 42 - 44 Alderton Hill, Loughton IG10 3JB – Outline application for the erection of private dwelling house and garage to the rear of Beechlands for the proprietor of Beechlands and his family (Appeal ref no: APP/J1535/W/17/3169528) – Min no PL42

The Committee NOTED the contents of a letter of objection.

The Committee restated the previous comments made on this application, which were:

The Committee OBJECTED to this application which was considered a garden grabbing proposal contrary to National Planning Policies, which would also set a precedent.

However, if the District Council was minded to grant this application the Committee requested a condition to ensure ancillary use of the private dwelling house with the main house only.

204.1.3 EPF/2642/16 – 43 Smarts Lane, Loughton IG10 4BU – Remove existing roof and erection of new mansard roof, parapet and front roof terrace (Appeal ref no: APP/J1535/D/17/3170197) – Min no PL121.1

The Committee NOTED the information received from Epping Forest District Council that, as the appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

204.2 Amended plans:

204.2.1 EPF/0271/17 – 35 Hillyfields, Loughton IG10 2PT – First floor side extension – Min no PL195

The Committee had NO OBJECTION to the amended plan but raised a concern about the impact of the extension on the neighbouring property.

204.3 Licensing

204.3.1 Withdrawn Licensing Application – New premises licence under the Licensing Act 2003 in respect of Wine Rack, 236 High Road, Loughton IG10 1RB – Min no PL199.1

The Committee NOTED the information received from the Licensing Authority that this application had been withdrawn by the applicant.

204.3.2 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Loughton Pizza Hut, 21 The Broadway, Loughton IG10 3SP – Min no PL190.1

The Committee nominated Cllr Angold-Stephens to represent the Council at the meeting of the Licensing Sub-Committee to be held on Tuesday 18 April 2017 at 10am in the Epping Forest District Council Civic Offices.

PL205 Planning Applications

205.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0234/17

Officer: David Baker

Applicant Name: Miss Emma Fallon

Planning File No: 008961

Location: The Last Post, 227 High Road, Loughton IG10 1BB

Proposal: To continue the use of the pavement to the front of the pub as an external seating area between 9am and 8pm Mondays to Sundays, together with amended furniture and barrier design.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/0389/17

Officer: David Baker

Applicant Name: Mr Barrett

Planning File No: 026171 - 172

Location: Flat 40 Honeytree Court, Fairmeads, Pyrles Lane, Loughton IG10 2RD

Proposal: Installation of a metal framed canopy to the front entrance to Honeytree Court.

The Committee had NO OBJECTION to this application.

Application No: EPF/0451/17

Officer: Alastair Prince

Applicant Name: Miss Hilary Andrea Bosman

Planning File No: 016387

Location: 55 Queens Road, Loughton IG10 1RR

Proposal: Basement extension with side and rear light well.

The Committee had NO OBJECTION to this application.

Application No: EPF/0539/17

Officer: Moses Ekole

Applicant Name: Mr Peter Scott

Planning File No: 004544

Location: 29 Hillcrest Road, Loughton IG10 4QH

Proposal: Raising of ridge and enlargement of roof, construction of dormer sides and rear dormer windows, and installation of new windows to facilitate creation of rooms in the roof space.

The Committee had NO OBJECTION to this application.

Application No: EPF/0574/17

Officer: Alastair Prince

Applicant Name: Mr Kalkat

Planning File No: 026718

Location: 5 Richmond Park, Loughton IG10 4PQ

Proposal: Single storey rear extension, installation of new front entrance door and side lights and a new Velux window to front elevation.

The Committee had NO OBJECTION to this application but raised a concern on whether this could be considered an overdevelopment of the plot with a reduction in the amenity space.

Application No: EPF/0585/17

Officer: Moses Ekole

Applicant Name: Mr & Mrs Bloom

Planning File No: 014329

Location: 8 Eleven Acre Rise, Loughton IG10 1AN

Proposal: Three storey front and side extensions, internal layout alterations and basement conversion.

Cllr Abraham declared a non-pecuniary interest as the architect was known to the Council.

The Committee OBJECTED to this application as it was considered an overdevelopment of the site, too big for the plot in relation to the property at no 9 Eleven Acre Rise. Members were also concerned about the impact on the amenities of no 7 Eleven Acre Rise.

Application No: EPF/0602/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Steve Luton

Planning File No: 024399

Location: 40 Lower Park Road, Loughton IG10 4NA

Proposal: Single storey outbuilding.

The Committee had NO OBJECTION to this application but requested a condition that use of the outbuilding should be ancillary to the main house.

Application No: EPF/0606/17

Officer: Moses Ekole

Applicant Name: Mr Glen Ward

Planning File No: 017665

Location: 23 Broadstrood, Loughton IG10 2SB

Proposal: Rear extension at first floor over existing ground floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/0618/17

Officer: Robin Hellier

Applicant Name: Mrs Eileen Malpass

Planning File No: 001241

Location: 2 The Heights, Loughton IG10 1RN

Proposal: TPO/EPF/11/83: T1 Oak. Crown reduce height by 1.5 - 2m and lateral spread by 2 - 3m.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0619/17

Officer: Robin Hellier

Applicant Name: Mrs Linda Wilkinson

Planning File No: 001605

Location: Warren Hall, Manor Road, Loughton IG10 4RP

Proposal: TPO/EPF/04/74 A1. Schedule of works, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0621/17

Officer: Marie-Claire Tovey

Applicant Name: Smyths Toys Ltd

Planning File No: 001228

Location: Land at Langston Road, Epping Forest Shopping Park Unit 1, Loughton IG10 3UE

Proposal: 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to front elevation (11m x 3.3m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to side elevation (5m x 2.4m). 1 no. internally illuminated flex-face box "Smyth's Toys Superstores" sign to rear elevation (5.4m x 3m).

The Committee expressed concern regarding the illuminated box sign to the rear elevation facing the M11 motorway as this constituted a potential hazard to road safety contrary to Policy DBE13 of Epping Forest District Council's adopted Local Plan & Alterations.

Application No: EPF/0623/17

Officer: Jonathan Doe

Applicant Name: Stuart Simmons

Planning File No: 021474

Location: 10 Hill Top Close, Loughton IG10 1PY

Proposal: Single storey rear extension and conversion of garage into study.

The Committee had NO OBJECTION to this application.

Application No: EPF/0638/17

Officer: Marie-Claire Tovey

Applicant Name: Mr M Wootton

Planning File No: 026725

Location: 1 Shaftesbury, Loughton IG10 1HN

Proposal: Loft conversion with rear dormer, new pitched roof over side extension and alterations to entrance door.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0650/17

Officer: Moses Ekole

Applicant Name: Mr Zafar Iqbal

Planning File No: 014069

Location: 23 Alderton Hill, Loughton IG10 3JD

Proposal: Proposed single storey rear addition for use as a swimming pool.

The Committee had concerns that this addition was an overdevelopment of the plot with the doubling of the footprint of the property.

Application No: EPF/0651/17CA

Officer: Moses Ekole

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton IG10 1HX

Proposal: Revisions to EPF/2654/16 (Two storey front extension together with the alterations to fenestration at front and rear elevation. Two storey side extension and part single storey rear extension. Re-instatement of previous crossover). Revisions include addition of rear first floor window with a gable above it on the two storey side extension and associated internal alterations; alterations to fenestrations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0659/17

Officer: Moses Ekole

Applicant Name: Mr Pat Kane

Planning File No: 009214

Location: 59 Broadstrood, Loughton IG10 2SB

Proposal: Changes to front boundaries to existing property. Proposed new boundary treatment to three sides of the front garden. Add black metal railings to top of existing stepped boundary wall along front elevation. Replace side boundary picket fences with metal railings.

The Committee had NO OBJECTION to this application but requested the planting of mixed native species along the fence line to soften the impact of the metal railings on the street scene.

Application No: EPF/0663/17

Officer: Jonathan Doe

Applicant Name: Ms Siobhan Hyland

Planning File No: 018826

Location: 9 Chester Close, Loughton IG10 2LP

Proposal: Single storey rear extension and front porch.

The Committee had NO OBJECTION to this application.

205.2 Determinations and Works to Trees in Conservation Areas – provided for information only:

Application No: EPF/0655/17

Officer: Robin Hellier

Applicant Name: Mr Roger Harris

Planning File No: 015163

Location: 63 Staples Road, Loughton IG10 1HR

Proposal: Staples Road Conservation Area: T1 Oak - reduce to previous pruning points, as specified.

The Committee NOTED this application.

205.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0449/17

Officer: Moses Ekole

Applicant Name: Ms Zixia Guo

Planning File No: 026697

Location: 49 Hanson Drive, Loughton IG10 2EF

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer window.

Application No: EPF/0534/17

Officer: Alastair Prince

Applicant Name: Mr Daniel Fitzgerald

Planning File No: 026716

Location: 33 Southview Road, Loughton IG10 3LG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and two roof lights to front elevation.

Application No: EPF/0593/17

Officer: Alastair Prince

Applicant Name: Mrs Emma Pierce

Planning File No: 026720

Location: 10 Millsmead Way, Loughton IG10 1LR

Proposal: Certificate of Lawful Development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

Application No: EPF/0598/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Giles Giles

Planning File No: 026688

Location: 37 Marjorams Avenue, Loughton IG10 1PU

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

Application No: EPF/0626/17

Officer: Alastair Prince

Applicant Name: Mr Ally Larman

Planning File No: 017539

Location: 2 Newnham Close, Loughton IG10 4JG

Proposal: Certificate of Lawful Development for a proposed loft extension.

Application No: EPF/0644/17

Officer: Alastair Prince

Applicant Name:

Planning File No: 026729

Location: 20 Prescott Green, Loughton IG10 2AQ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer.

Application No: EPF/0648/17

Officer: Alastair Prince

Applicant Name: Mr Bobby Katyal

Planning File No: 018298

Location: 36 Ollards Grove, Loughton IG10 4DW

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

205.4 Others – provided for information only – EPF/0604/17, EPF/0749/17 and EPF/0774/17

The Committee NOTED the information received from Epping Forest District Council.

PL206 Decisions

206.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

206.2 Decisions by the Planning Inspectorate

The report on the Appeal Decisions and the appeals still in progress was NOTED.

PL207 Licensing Applications

No licensing applications had come to the attention of officers.

PL208 Enforcement and Compliance

208.1 Temporary Stop Notice – EPF/2832/16 – 18 Albion Park, Loughton IG10 4RB

The Committee NOTED the information received from Epping Forest District Council.

208.2 No reports had been received.

Signed:.....

Date: 24 April 2017

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 April 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

PL209 Apologies for Absence

No apologies for absence were received.

PL210 Declarations of Interest

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in the following items owing to comments received from the Loughton Residents Association Plans Group:

- 4.1.2, Notice of Appeal – EPF/1741/16
- 4.1.3, Notice of Appeal – EPF/2042/16
- 5.1, Planning Applications – EPF/0790/17 and EPF/0862/17

Cllr Abraham declared a non-pecuniary interest in EPF/0830/17 as he was acquainted with the applicant.

Cllr Davies declared a non-pecuniary and personal interest in EPF/0786/17 as she knew the applicant well and stated she would leave the meeting when the planning application was considered.

PL211 Confirmation of Minutes

The Minutes of the meeting held on 3 April 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL212 Matters for Report

212.1 Notice of Appeals

212.1.1 EPF/2259/16 – 2 Hill Top, Loughton IG10 1PX – Two storey side extension and rear projection. Single storey rear extension. Flank wall addition and alterations along the boundary with no 6 Hill Top (Appeal ref no: APP/J1535/D/16/3166286) – Min no PL112.1

The Committee NOTED the information received from Epping Forest District Council.

212.1.2 EPF/1741/16 – 113 Church Hill, Loughton IG10 1QR – Outline application for residential development of 10 no. apartments with details of access – (Appeal ref no: APP/J1535/H/17/3169606) – Min no PL55.1

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its comments previously made, which were:

The Committee considered the two-storey design was acceptable providing this was the maximum height allowed. The position of the flats was considered favourable but concern was expressed about the lack of parking provision with only ten parking spaces factored into the scheme.

212.1.3 EPF/2042/16 - Higgins Homes PLC Royal Oak PH, Forest Road, Loughton IG10 1EG - Partial demolition and extension of the former Royal Oak public house and change of use to provide 5 flats, demolition of 171 Smarts Lane and redevelopment for 9 flats, and associated parking and landscaping (14 flats in total) (Appeal ref no: APP/J1535/W/17/3167348) – Min no PL82

The Committee NOTED the contents of ten letters of objection.

The Committee reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds.

The proposal was considered an overdevelopment of the site and the excessive bulk, out of character with the local area, which would cause loss of amenity to neighbours from overlooking. Members also voiced concern over the loss of the trees.

Members expressed concern that the Public Right of Way footpath was shown on the plans to be positioned in the middle of the access road to the development. This was considered to be dangerous to pedestrians using the PROW and therefore totally unacceptable and a highway safety issue.

The Committee was very concerned that the loss of parking was not taken into account in the scheme. The parking provision proposed was considered inadequate for the number of flats and the resultant on-street parking would exacerbate the existing congestion on Smarts Lane and Forest Road.

The Committee supported a member of the public's concern that the plans did not appear to match the information given in the Design and Access Statement on the number of bedrooms of the flats in the scheme and that this should be clarified.

However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

Additionally, the Committee drew the Planning Inspector's attention to the parking demand survey which had been carried out overnight. The parking stresses in this area result from daytime commuter and shopping parking because of the lack of parking

restrictions. The parking report made no reference to the impact of this proposed development which would also remove several on-street parking spaces.

It was noted that the only private amenity space was in the parking area.

- 212.1.4 EPF/2793/16 – Land adjacent to 102 Oakwood Hill, Loughton IG10 3ER – Retrospective application for a 3 bedroom house (102 A) constructed on the land adjacent to 102 Oakwood Hill for the retention of 1no. first floor and 1no. ground floor side windows as installed, including a canopy across the single storey front extension, front and rear boundary treatment, side refuse storage enclosure wall and two storey rear projection as built (Appeal ref no: APP/J1535/W/17/3170766) – Min no PL139.1**

The Committee NOTED the appeal but made no further comment.

- 212.1.5 EPF/1694/16 – Rear of 71 & 71a Stonards Hill, Loughton IG10 3EH – Proposed single-storey one bedroom house with associated car parking and amenity space – Min no PL55.1**

Should the opportunity to submit further comments arise, the Committee AGREED to reiterate its previous comments which were:

The Committee OBJECTED to this application. The scheme was considered a garden grabbing proposal contrary to National Planning Policies that would overdevelop the plot, was out of keeping with neighbouring properties, and would be detrimental to the streetscene.

- 212.2 EPF/0227/17 – 8 Chester Close, Loughton IG10 2LP – Demolition of existing conservatory. Proposed single storey side and rear extension.**

The Committee NOTED that despite its objection to the proposal, this application had been erroneously granted under officer delegation rather than being put forward for consideration by Area Planning Sub-Committee South as required by the protocol.

An apology had been received from the principal planning officer at Epping Forest District Council who confirmed that as the decision has been issued it could not be rescinded.

PL213 Planning Applications

213.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/2614/16

Officer: Jonathan Doe

Applicant Name: Mr Sheikh Ahmed

Planning File No: 008629

Location: 21 Park Hill, Loughton IG10 4ES

Proposal: Front, side and rear extensions at upper ground floor level

The Committee had NO OBJECTION to this application.

Application No: EPF/0460/17
Officer: Alastair Prince
Applicant Name: Mr Matt Bygate
Planning File No: 017060
Location: 33 The Drive, Loughton IG10 1HB
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0592/17
Officer: Jonathan Doe
Applicant Name: Mr & Mrs Harriss
Planning File No: 018307
Location: 9 Pyrles Lane, Loughton IG10 2NW
Proposal: First floor side extension & loft conversion (Revised application to EPF/1762/16)

The Committee had NO OBJECTION to this application.

Application No: EPF/0599/17
Officer: Jonathan Doe
Applicant Name: Mrs Nadezhda Zaborovskaya
Planning File No: 026739
Location: 51 Parkmead, Loughton IG10 3JW
Proposal: Single storey front and side extension projecting 2m forward. Single storey rear extension 4m deep.

The Committee had NO OBJECTION to the front and side extensions but raised a concern about the impact of the 4-metre deep rear extension on no 49 Parkmead which it considered to be overbearing.

Application No: EPF/0625/17
Officer: Alastair Prince
Applicant Name: Mr Ally Larman
Planning File No: 017539
Location: 2 Newnham Close, Loughton IG10 4JG
Proposal: Loft extension with hip to gable roof alteration and rear dormer window.

The Committee expressed a concern that the proposal would cause a loss of symmetry to the pair of semi-detached houses. The lack of a proposed elevation plan made it difficult to judge the full impact on the street scene.

Application No: EPF/0679/17
Officer: Ian Ansell
Applicant Name: Ms Diana Watmough
Planning File No: 026734
Location: 47 Forest View Road, Loughton IG10 4DY
Proposal: Replace existing two storey single house with pair of integrated three storey semidetached houses.

The Committee OBJECTED to this application as it was not in keeping with the area which predominantly comprised single detached properties. Members also commented on the lack of on-site parking provision given that two 4-bedroomed properties were proposed. Parking is a continuing problem in this road due to commuter parking.

Application No: EPF/0699/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Paul Snelling

Planning File No: 026741

Location: TK Maxx, Unit 11 Epping Forest Shopping Park, Langston Road, Loughton IG10 3FL

Proposal: Internally illuminated and non-illuminated signage to front and rear elevations

The Committee had NO OBJECTION to this application given that this proposed non-illuminated signage to the rear elevations closest to the M11 motorway. However, the Planning Officer's attention is drawn to the Council's comments on the other current applications for such signage – EPF0783/17 and EPF/0855/17.

Application No: EPF/0708/17

Officer: Jonathan Doe

Applicant Name: Mrs Christine Pomfrett

Planning File No: 012314

Location: 5 Forest Way, Loughton IG10 1JG

Proposal: Remove conservatory and replace with two-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0719/17

Officer: David Baker

Applicant Name: Mr H Winston

Planning File No: 001877

Location: 9-11 High Beech Road, Loughton IG10 4BN

Proposal: Change of use, conversion and enlargement of ground floor and first floor B1 offices to create 6No one bed flats and 1No two bed flat and 1No studio flat with 6 car spaces at the rear to serve the new flats and two existing flats.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. There were concerns for the overlooking of no 7 High Beech Road and the lack of amenity space provided for the residents of the new flats.

The proposal would also result in an increased use of the access road from Smarts Lane, detrimental to the amenities of the other properties.

As insufficient on-site parking, had been provided, members asked for a planning condition to prohibit occupants of those flats from being issued with residents parking permits, if such a scheme was brought into Loughton in the future.

Application No: EPF/0720/17

Officer: Jonathan Doe

Applicant Name: Ms J. Hamill

Planning File No: 026735

Location: 57 High Road, Loughton IG10 4JE

Proposal: Proposed two storey rear extension, ancillary changes to the rear elevation, and ancillary internal changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/0760/17

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Joshi

Planning File No: 000537

Location: 20 Albion Park, Loughton IG10 4RB

Proposal: Loft conversion including part raising of the roof & single storey rear extension

Whilst the Committee had no objection to the proposed works it OBJECTED to the application until a full tree survey had been submitted as requested by the Landscape Team.

Application No: EPF/0767/17

Officer: Marie-Claire Tovey

Applicant Name: Mr George Tillekeratne

Planning File No: 022592

Location: 31 Fallow Fields, Loughton IG10 4QP

Proposal: Proposed loft conversion with rear dormer and hip to gable extension.

The Committee OBJECTED to this application because of its impact on the street scene with the overbearing roof design.

Application No: EPF/0777/17

Officer: David Baker

Applicant Name: Mr Nigel Pinamang

Planning File No: 017919

Location: 19 Harwater Drive, Loughton IG10 1LP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0783/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Darren Marshall

Planning File No: 026745

Location: Hobbycraft, 12 Epping Forest Shopping Centre, Langston Road, Loughton

Proposal: 1 no. internally illuminated front fascia sign (11m x 3.3m), 1 no. internally illuminated (above entrance) fascia sign (5m x 0.76m), 1 no. internally illuminated side fascia (4.2m x 2.4m) and 1 no. internally illuminated rear fascia (5.4m x 3m)

The Committee OBJECTED to the proposed illuminated signage on the rear elevation of this building owing to significant highway safety concerns.

The new Epping Forest Shopping Centre development was located close to the M11 motorway. This was an unlit section of motorway on which there have already been a number of serious accidents.

The Committee NOTED the comments of Highways England that "*the proposals have the potential to impact the safe and efficient operation of the strategic road network (SRN)*".

Members expressed grave concern that such illuminated signage in this location would be an unnecessary and unwelcome distraction for motorists driving at speed on this busy stretch of road.

Drivers using the motorway, particularly those during the peak traffic flows in the early morning rush hour and late afternoon/early evening period, would be adversely impacted by such illuminations especially in the darker winter months.

Additionally, the part-night street lighting scheme operated by Essex County Council resulted in the level of ambient lighting from residential roads ceasing from 1am until 5am. This meant that the impact of illuminated signage on drivers' attention would be increased. Should the District Council be minded to grant the application, a restriction should be made such that the illumination of this signage must be switched off during at least the same hours of darkness.

The Committee therefore urges the Planning Authority to reject this and all similar proposals for illuminated signage at the rear of the shopping units on this new development.

Application No: EPF/0786/17
Officer: Alastair Prince
Applicant Name: Mr Conroy Pretorius
Planning File No: 003429
Location: 2 Hill Top, Loughton IG10 1PX
Proposal: Single storey side extension.

Cllr Davies left the meeting for this item only.

The Committee had NO OBJECTION to this application.

Application No: EPF/0790/17
Officer: Jonathan Doe
Applicant Name: Mr Oleg Kovalenko
Planning File No: 021113
Location: 11 Crossfields, Loughton IG10 3PY
Proposal: Erection of dwelling house and detached garage, following demolition of existing garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which was considered garden grabbing contrary to the provisions of the National Planning Policy Framework. The proposal would be detrimental to the street scene and provided insufficient on-site parking.

Application No: EPF/0809/17
Officer: Jonathan Doe
Applicant Name: Mr James Power
Planning File No: 011120
Location: 74 Sedley Rise, Loughton IG10 1LT
Proposal: The application is for: The construction of a single storey, ground floor extension at the rear of the property. A hip to gable roof extension. The construction of a new dormer window at the rear of the property. 3 Velux windows at the front of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0816/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Mark Bedding

Planning File No: 009967

Location: Golden Lion, Borders Lane, Loughton IG10 1TE

Proposal: Application for variation of Condition 2 'plan numbers' on planning application EPF/1269/15 (Demolition of existing Public House and 10 and 12 Newmans Lane and construction of 8 x 1bed flats and 22 x 2 bed flats in two blocks with undercroft parking and landscaping). Alterations to include: enlarged communal deck, removal of upper communal area, change to balcony design/size, alterations to window design, walls to roof terraces, alterations to materials, grills at car park level replaced by brick lattice and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0818/17

Officer: David Baker

Applicant Name: Mr Peter Klimaszewski

Planning File No: 012405

Location: 27 Colson Road, Loughton IG10 3RL

Proposal: Single storey rear extension to semi-detached house

The Committee had NO OBJECTION to this application.

Application No: EPF/0830/17

Officer: David Baker

Applicant Name: Mr Allan Brett

Planning File No: 019264

Location: 2 Roding Gardens, Loughton IG10 3NH

Proposal: Conversion of garage into habitable space. Construction of rear single-storey extension

The Committee had NO OBJECTION to this application but raised a concern that the proposed front elevation showed an additional front entrance door preferring the design to include a second new window. As this gave the impression that the newly formed habitable space could be used as a separate dwelling, the Committee asked for a condition that its use was to be restricted to ancillary to the main house.

Application No: EPF/0837/17

Officer: Robin Hellier

Applicant Name: Mrs Barbara McKenzie

Planning File No: 019081

Location: 3 Catherine Close, Loughton IG10 3NJ

Proposal: TPO/EPF/06/16 T2 Oak 2.5 m Crown reduction.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0855/17

Officer: Marie-Claire Tovey

Applicant Name: Pets At Home

Planning File No: 026759

Location: Pets At Home, Unit 13, Epping Forest Retail Park, Loughton IG10 3UE

Proposal: 1 x internally illuminated front fascia sign, 2 x internally illuminated front lozenge signs, 2 x front vinyl graphics (non-illuminated), 4 x front poster frames (non-illuminated), 9 x front glazing vinyl (non-illuminated), 1 x internally illuminated rear fascia and 1 x rear delivery panel (non-illuminated).

The Committee OBJECTED to the proposed illuminated signage on the rear elevation of this building owing to significant highway safety concerns.

The new Epping Forest Shopping Centre development was located close to the M11 motorway. This was an unlit section of motorway on which there have already been a number of serious accidents.

The Committee NOTED the comments of Highways England that "*the proposals have the potential to impact the safe and efficient operation of the strategic road network (SRN)*".

Members expressed grave concern that such illuminated signage in this location would be an unnecessary and unwelcome distraction for motorists driving at speed on this busy stretch of road.

Drivers using the motorway, particularly those during the peak traffic flows in the early morning rush hour and late afternoon/early evening period, would be adversely impacted by such illuminations especially in the darker winter months.

Additionally, the part-night street lighting scheme operated by Essex County Council resulted in the level of ambient lighting from residential roads ceasing from 1am until 5am. This meant that the impact of illuminated signage on drivers' attention would be increased. Should the District Council be minded to grant the application, a restriction should be made such that the illumination of this signage must be switched off during at least the same hours of darkness.

The Committee therefore urges the Planning Authority to reject this and all similar proposals for illuminated signage at the rear of the shopping units on this new development.

Application No: EPF/0858/17

Officer: Ian Ansell

Applicant Name: Mr & Mrs John and Hazel McGwyne

Planning File No: 024606

Location: 37 Woodland Road, Loughton IG10 1HQ

Proposal: Proposed single storey front, side and rear extensions (Revised application to EPF/0651/16)

The Committee had NO OBJECTION to this application.

Application No: EPF/0860/17

Officer: Ian Ansell

Applicant Name: Mr Martin Bradley

Planning File No: 010791

Location: 22 Brooklyn Avenue, Loughton IG10 1BL

Proposal: Triple storey side extension, bringing roof line down and creating a large dormer to the existing third floor.

The Committee OBJECTED to this application which would be overbearing on no 24 Brooklyn Avenue. The roof works would have a detrimental effect on the symmetry of the semi-detached properties and therefore was considered totally out of keeping with the street scene.

Application No: EPF/0862/17

Officer: Ian Ansell

Applicant Name: Mr James Litherland

Planning File No: 024112

Location: 113 Church Hill, Loughton IG10 1QR

Proposal: Outline application for residential development with details of access (up to 10 no units) Resubmission of application EPF/1741/16.

The Committee NOTED the contents of two letters of objection.

The Committee made NO COMMENT on this resubmitted application.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.45pm.

Application No: EPF/0898/17

Officer: Marie-Claire Tovey

Applicant Name: Mr N Patel

Planning File No: 009557

Location: Land rear of 119 Roding Road, Loughton IG10 4AP

Proposal: Proposed two bedroom flat over existing shop including two storey side extension

The Committee OBJECTED to this proposal as it was considered an overdevelopment that would be overbearing on the neighbouring property. In addition, insufficient amenity space had been provided and there were concerns regarding the lack of parking provision on site.

Application No: EPF/0928/17

Officer: Robin Hellier

Applicant Name: Mrs Sheila Holland

Planning File No: 008157

Location: 65 Alderton Hill, Loughton, Essex, IG10 3JD

Proposal: TPO/EPF/13/80 G1. 1x Robinia: Fell + replace with tree of different species as agreed

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

It was also NOTED that works appeared to have been already carried out on this tree.

Application No: EPF/0935/17

Officer: David Baker

Applicant Name: Mr Peter Steer

Planning File No: 007855

Location: 1 Hillcrest Road, Loughton IG10 4QH

Proposal: Demolition of existing chalet bungalow and stand alone garage with proposal for new detached 4 bedroom dwelling with intergrated [sic] garage plus associated landscaping.

The Committee OBJECTED to this application because of its overbearing impact on the properties in Summerfield Road.

As previously stated for application no EPF/3112/15, members were not against the building of a detached house so long as it was only a two-storey dwelling that matched the size and scale of the surrounding properties.

The Committee AGREED to suspend Standing Order number 1(ff) and AGREED to conclude the meeting by 9.50pm.

213.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:

No applications had been received.

213.3 Deemed Permission – provided for information only:

Application No: EPF/0787/17

Officer: Alastair Prince

Applicant Name: Mr & Mrs Tom & Linda Spain

Planning File No: 026743

Location: 13 Wroths Path, Loughton IG10 1SH

Proposal: Certificate of Lawful Development for Proposed loft conversion with new box dormer to the rear elevation.

213.4 Others – provided for information only: EPF/0730/17, EPF/0740/17, EPF/0754/17, EPF/0765/17, EPF/0840/17, EPF/0848/17, EPF/0849/17, EPF/0938/17, EPF/1033/17

The Committee NOTED the information received from Epping Forest District Council.

PL214 Decisions

214.1 Decisions by Epping Forest District Council

No planning decisions had been received from Epping Forest District Council.

PL215 Licensing Applications

No licensing applications had come to the attention of officers.

PL216 Enforcement and Compliance

No reports had been received.

Signed:.....

Date: 8 May 2017

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8 May 2017 at 7.45pm at 1 Buckingham Court.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Enid K Walsh (Town Clerk)

4 members of the public

PL217 Apologies for Absence

No apologies for absence were received.

The Committee AGREED to bring forward two applications, EPF/0945/17 and EPF/1012/17 to follow agenda item 3 as members of the public were interested in these items.

PL218 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in EPF/0945/17 as she lived in a neighbouring property.

Cllrs Abraham, Angold-Stephens, Cochrane, Davies, Downing, Latchford and Murphy declared a non-pecuniary interest in EPF/1012/17 owing to comments received from the Loughton Residents Association Plans Group:

PL219 Confirmation of Minutes

The Minutes of the meeting held on 24 April 2017 were CONFIRMED as a correct record and signed by the Chairman.

PL220 Planning Applications

Application No: EPF/0945/17

Officer: Alastair Prince

Applicant Name: Miss Megan McKenna

Planning File No: 024992

Location: 43 Marjorams Avenue, Loughton IG10 1PU

Proposal: Demolition of existing detached garage and construction of single storey side extension.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as the side extension would result in a cramped appearance detrimental to the street scene and an unacceptable loss of light to the neighbouring property.

Application No: EPF/1012/17

Officer: Ian Ansell

Applicant Name: Ms Ramanjit Hare
Planning File No: 021509
Location: 12A Alderton Close, Loughton IG10 3HQ
Proposal: Residential redevelopment to provide 5 x 3 bed houses.

The Committee NOTED the contents of three letters of objection and a petition signed by thirty-four residents.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as it was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for five 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

PL221 Matters for Report

221.1 Revised applications

Application No: EPF/0767/17
Officer: Marie-Claire Tovey
Applicant Name: Mr George Tillekeratne
Planning File No: 022592
Location: 31 Fallow Fields, Loughton, IG10 4QP
Proposal: Proposed loft conversion with rear dormer and hip to gable extension (revised application – Min no PL213.1)

The Committee NOTED the revisions but reiterated its previous comments which were:

The Committee OBJECTED to this application because of its impact on the street scene with the overbearing roof design.

PL222 Planning Applications

222.1 The following planning applications were CONSIDERED and the plans inspected.

Application No: EPF/0878/17
Officer: Marie-Claire Tovey
Applicant Name: EPPING FOREST DISTRICT COUNCIL
Planning File No: 026745
Location: Unit 8/9, Council Depot and Adjacent Land off Langston Road, Loughton IG10 3TH
Proposal: 1 x internally illuminated fascia sign to front elevation and 1 x non-illuminated fascia sign to rear elevation.

The Committee had NO OBJECTION to this application given that this proposed non-illuminated signage to the rear elevations closest to the M11 motorway.

However, the Planning Officer's attention was drawn to the Council's comments on the other current applications for such signage – EPF0783/17 and EPF/0855/17.

Application No: EPF/0894/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Simon Raine

Planning File No: 004942

Location: 64 Alderton Hill, Loughton
IG10 3JB

Proposal: Refurbishment & alterations including front, rear & roof extensions.

The Committee OBJECTED to this application as it was considered detrimental to the neighbours and to the street scene with the higher roof line.

Application No: EPF/0905/17

Officer: David Baker

Applicant Name: Mr Paul Nadwick

Planning File No: 018197

Location: 5 The Beacons, Loughton IG10 2SQ

Proposal: Erection of a) ground floor rear extension b) front extension to garage and conversion of garage and car port and c) first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0906/17

Officer: David Baker

Applicant Name: Mr Fergus Quinn-Smith

Planning File No: 015314

Location: 3 The Beacons, Loughton IG10 2SQ

Proposal: First floor and roof extension with rear dormer. Two storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0968/17

Officer: Robin Hellier

Applicant Name: Mrs Tracy Cushion

Planning File No: 018192

Location: 5 Woodbury Hill, Loughton IG10 1JB

Proposal: TPO/CH1/02/68 T1 Pine, T3 Leyland Cypress, T4 Holly, T5 Portuguese Laurels, T6 Bay + T7 Magnolia - Reduce as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0982/17

Officer: David Baker

Applicant Name: Mr Deepak Mohindra

Planning File No: 003736

Location: 74 Spring Grove, Loughton IG10 4QE

Proposal: Enlargement of existing front roof dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/0985/17

Officer: Alastair Prince

Applicant Name: Mr S Sabev

Planning File No: 026768

Location: 40 Goldingham Avenue, Loughton IG10 2JF

Proposal: Ground floor front extension

The Committee had NO OBJECTION to this application.

Application No: EPF/0998/17

Officer: Marie-Claire Tovey

Applicant Name: Mr Paul Snelling

Planning File No: 026741

Location: TK Maxx, Unit 11 Epping Forest Shopping Park, Langston Road, Loughton IG10 3FL

Proposal: Installation of plant equipment, consisting of 13 x condenser units, 1 x air handling unit (with associated duct & pipe work), enclosed within a 2m high palisade galvanised fence (painted to match existing materials).

The Committee had NO OBJECTION to this application.

Application No: EPF/1000/17

Officer: Alastair Prince

Applicant Name: Mr M BAKER

Planning File No: 024860

Location: 11 Rookwood Gardens, Loughton IG10 2DQ

Proposal: Erection of single storey front, single storey side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1005/17

Officer: Ian Ansell

Applicant Name: Mrs Lara St Pierre

Planning File No: 007348

Location: 257 Chester Road, Loughton IG10 2LW

Proposal: Two storey side extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1022/17

Officer: Ian Ansell

Applicant Name: Mr Richard Chiswell

Planning File No: 000517

Location: Land associated with the former Debden Hall Estate, England's Lane, Loughton

Proposal: Application for variation of condition 2 'plan numbers' on planning application EPF/2969/15 (Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers).

The Committee had NO OBJECTION to this application.

222.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0943/17
Officer: Alastair Prince
Applicant Name: Mrs Francesca King
Planning File No: 016935
Location: Beverleys, 34 Albion Hill, Loughton IG10 4RD
Proposal: Certificate of lawful development for proposed rear dormer in a loft conversion.

Application No: EPF/0961/17
Officer: Alastair Prince
Applicant Name: Mr David Scanlan
Planning File No: 005477
Location: 8 Highview Close, Loughton IG10 4EG
Proposal: Certificate of Lawful Development for proposed garage conversion.

Application No: EPF/1001/17
Officer: Alastair Prince
Applicant Name: Mr & Mrs Mellis
Planning File No: 026767
Location: 8 Habgood Road, Loughton IG10 1HF
Proposal: Certificate of Lawful Development for proposed first floor side dormer

222.3 Others – provided for information only: EPF/0909/17, EPF/0931/17, EPF/0990/17 and EPF/1164/17

The Committee NOTED the information received from Epping Forest District Council.

PL223 Decisions

223.1 Decisions by Epping Forest District Council

The Planning Decisions for January – March 2017 received from Epping Forest District Council were NOTED.

PL224 Licensing Applications

No new licensing applications had come to the attention of officers. However, members NOTED that, following a recent incident, a full hearing of the licence for Luxe in the High Road was to be convened by the District Council within 28 days. The Chairman offered to represent the Council at that meeting.

PL225 Enforcement and Compliance

No reports had been received.

Signed:
Date: 22 May 2017